

# BUILDING ALTERATION - 836 RIVER STREET



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- SCOPE OF WORK:**
1. RENOVATION TO EXISTING 3 FAMILY BUILDING.
  2. NEW INTERIOR LAYOUT PER PLANS.
  3. NO EXTERIOR WORK TO FRONT FACADE, REPAIRS ONLY.
  4. MECHANICAL WORK ON SEPARATE PERMIT.
  5. SPRINKLER & ALARM WORK ON SEPARATE PERMIT.

LOCATION	
LOCATION:	836 RIVER STREET TROY, NY 12180
ZONING DISTRICT:	R4
TAX MAP:	90.62-3-49

**REFERENCED CODES:**  
 2025 BUILDING CODES AS ADOPTED BY NEW YORK STATE, INCLUDING EXISTING BUILDING CODE (EBC), BUILDING CODE (IBC), FIRE CODE (FC), ENERGY CONSERVATION CODE (IECC), NEW YORK STATE (NYS) 2025, 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, SPRINKLERED

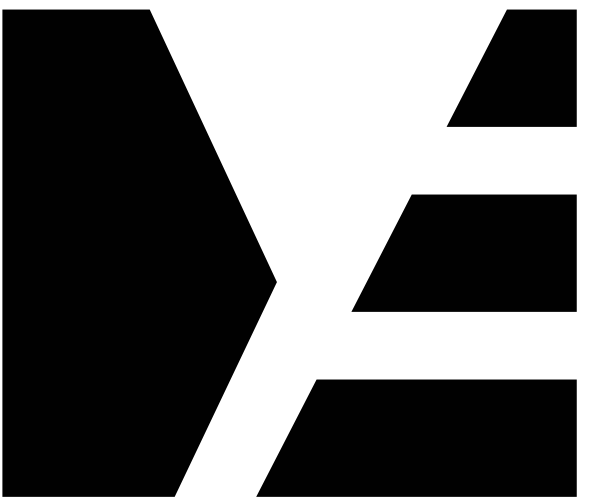
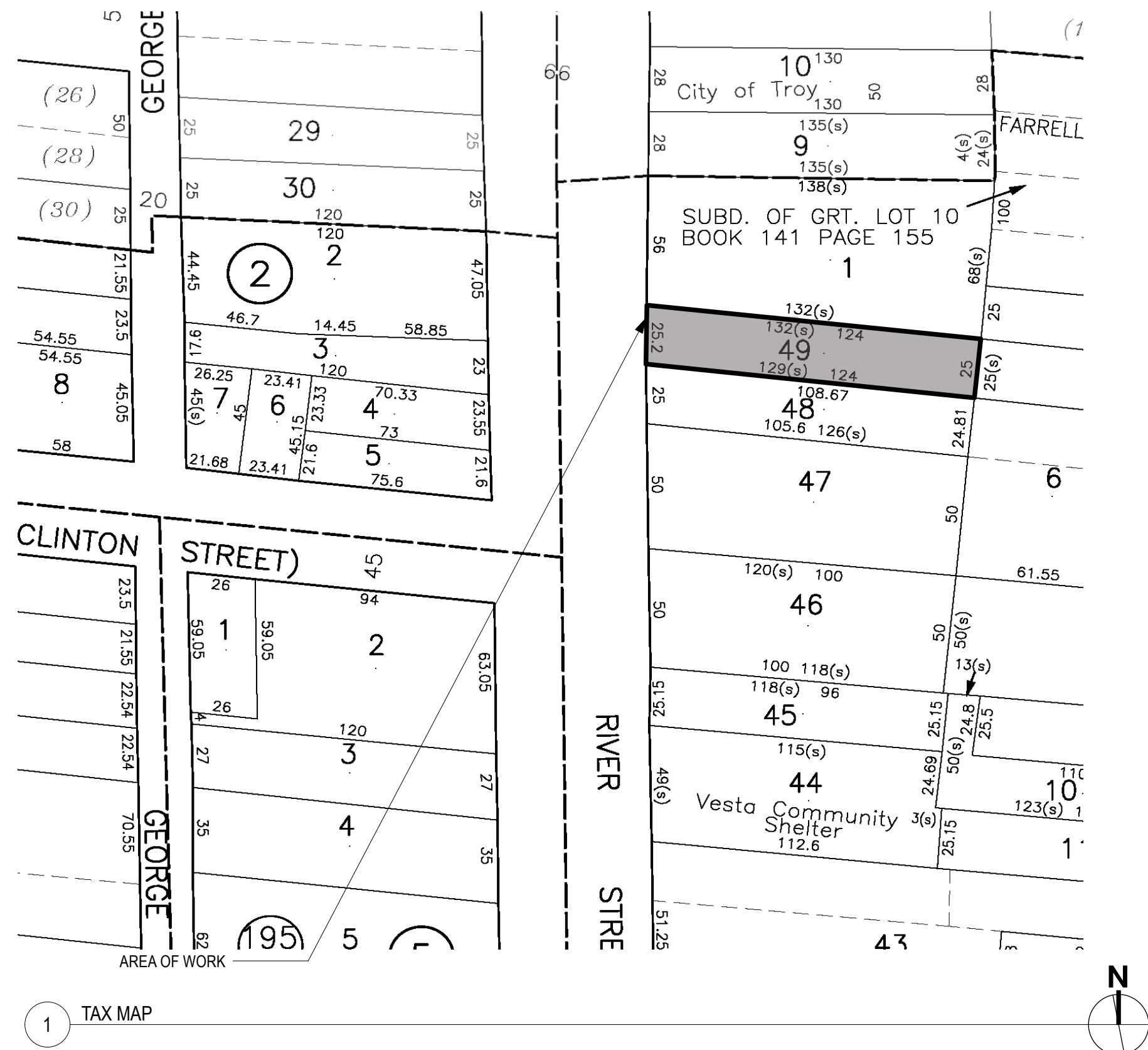
- BUILDING DETAILS:**
- OCCUPANCY: SINGLE-OCCUPANCY, GROUP R-2 (MULTIFAMILY RESIDENTIAL)
  - CONSTRUCTION TYPE: TYPE III-A
  - SPRINKLER SYSTEM: SPRINKLERS REQUIRED
  - FRONTAGE INCREASE: 0%
  - NUMBER OF STORIES: 3 STORIES ABOVE GRADE, PLUS BASEMENT
  - ALTERATION LEVEL: LEVEL 3

## ABBREVIATIONS

ABV	ABOVE	HDWR	HARDWARE
AC	AIR CONDITIONING	HDR	HEADER
ACT	ACTUAL	HW	HOT WATER
ADON	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
BLDG	BUILDING	LIN	LINEN
BLK	BLOCK	MATL	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	PLYWD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
COSMT	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	GYPSTUM WALLBOARD	VIF	VERIFY IN FIELD
		W.	WITH

## GENERAL NOTES

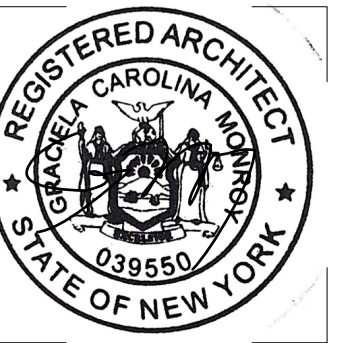
1. Before commencing all work, the contractor shall file all required insurance certificates, obtain all required permits, and pay all fees required by the governing agencies.
2. All work shall conform to the requirements of the Building Code, Fire Department Rules and Regulations, utility company requirements, 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 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.



**ME | STUDIO**

ARCHITECTURE . DESIGN . DEVELOPMENT

6 ST PAULS PL  
 TROY, NY 12180  
 838.386.1563



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PROJECT

**BUILDING ALTERATION**

836 RIVER STREET  
 TROY, NY 12180

ISSUED FOR

**PERMIT**

DATE: 3/11/2026

REVISION:

DRAWING TITLE

**COVER**

DRAWING NUMBER

**G-01**

## CODE NOTES

BUILDING CODE OF NEW YORK STATE 2025  
EXISTING BUILDINGS CODE OF NEW YORK STATE 2025

NEW YORK SECTION 603 ALTERATIONS - LEVEL 2

### 802.6 Fire-Resistance Ratings

Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the Building Code of New York State has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *Building Code of New York State*.

### BUILDING CODE OF NY STATE

#### 420.2 Separation Walls

Walls separating dwelling units in the same building, walls separating sleeping units in the same building, walls separating dwelling units from sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

#### 420.3 Horizontal Separation

Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building, floor assemblies separating dwelling units from sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

*ALL DWELLING UNITS TO HAVE 1-HOUR FIRE RESISTANCE-RATED SEPARATION AT WALLS AND FLOOR / CEILING.*

### 804.11 Stairways

An existing stairway shall not be required to comply with the requirements of Section 1011 of the Building Code of New York State where the existing space and construction does not allow a reduction in pitch or slope.

### 804.13 Handrails

The requirements of Sections 804.13.1 and 804.13.2 shall apply to handrails from the work area floor to, and including, the level of exit discharge.

#### 804.13.1 Minimum Requirement

Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with not fewer than one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the stairway on not fewer than one side. Exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.

#### 804.13.2 Design

Handrails required in accordance with Section 804.13.1 shall be designed and installed in accordance with the provisions of the Building Code of New York State.

Exception: Handrails otherwise required to comply with Section 1011.11 of the Building Code of New York State shall not be required to comply with the requirements of Section 1014.6 of the Building Code of New York State regarding full extension of the handrails where such extensions would be hazardous because of plan configuration.

*EXISTING STAIRS TO REMAIN, CONTINUOUS HANDRAILS PER NYS BUILDING CODE TO BE PROVIDED.*

NEW YORK SECTION 604 ALTERATIONS - LEVEL 3

### 902.4 Boiler and Furnace Equipment Rooms

Boiler and furnace equipment rooms adjacent to or within Group I-1, I-2, I-4, R-1, R-2 and R-4 occupancies shall be enclosed by 1-hour fire-resistance-rated construction.

*MECHANICAL & BOILER ROOM TO BE ENCLOSED IN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.*

### 903.1 Existing Shafts and Vertical Openings

Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.

### NEW YORK SECTION 603 ALTERATIONS - LEVEL 2

#### 802.2.1 Existing Vertical Openings

Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

*ALL VERTICAL SHAFT AND STAIRWAY OPENINGS TO BE ENCLOSED IN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.*

### Section 904 Fire Protection

#### 904.1 Automatic Sprinkler Systems

An automatic sprinkler system shall be provided in a work area where required by Section 803.2 or this section.

#### 904.1.4 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2

In buildings with occupancies in Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 and S-2 work areas shall be provided with automatic sprinkler protection where all of the following conditions occur:

- 1 The work area is required to be provided with automatic sprinkler protection in accordance with the Building Code of New York State as applicable to new construction.
- 2 The building site has sufficient municipal water supply for design and installation of an automatic sprinkler system.

### BUILDING CODE OF NY STATE

#### 903.3.1.2 NFPA 13R Sprinkler Systems

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA

13R where the Group R occupancy meets all of the following conditions:

- 1 Four stories or fewer above grade plane.
  - 2 For other than Group R-2 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access. For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
  - 3 The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.
- The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

*AUTOMATIC SPRINKLER SYSTEM REQUIRED, NFPA 13R ALLOWED. TO BE FILED ON SEPARATE PERMIT.*

#### 904.1.8 Supervision and Alarms

Where an automatic sprinkler system is required by Sections 904.1.1 through 904.1.7, such systems shall be provided with supervision and alarms in accordance with Section 903.4 of the Building Code of New York State.

#### 904.2 Fire Alarm and Detection Systems

Fire alarm and detection shall be provided in accordance with Section 907 of the Building Code of New York State as required for new construction.

#### 904.2.1 Manual Fire Alarm Systems

Where required by the Building Code of New York State, a manual fire alarm system shall be provided throughout the work area. Alarm notification appliances shall be provided on such floors and shall be automatically activated as required by the Building Code of New York State.

*FIRE ALARM AND DETECTION SYSTEM IS REQUIRED. TO BE FILED ON SEPARATE PERMIT.*

### Section 905 Means of Egress

#### 905.2 Means-of-Egress Lighting

Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the Building Code of New York State.

#### 905.3 Exit Signs

Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the Building Code of New York State.

*EGRESS LIGHTING AND SIGNAGE REQUIRED AND PROPOSED PER NYS BUILDING CODE.*

### Section 908 Emergency Responder Communications Enhancement System Coverage

#### 908.1 Emergency Responder Communication Enhancement System Coverage

The existing building shall undergo an evaluation of the emergency responder communication signal strength and coverage area within the entire building in accordance with Sections 908.1.1 and 908.1.2.

Exception: Where it is determined by the fire code official that the emergency responder communication enhancement system (ERCES) is not needed:

#### 908.1.1 Evaluation

The evaluation shall determine the current signal strength and coverage capabilities of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building.

#### 908.1.2 Compliance

The evaluation report shall be submitted for approval by the fire code official and the frequency license holder. Where the coverage area, signal strength or DAG does not comply with Section 510 of the Fire Code of New York State, the existing building shall be provided with ERCES coverage. The fire code official is authorized to establish the timeframe for such installation or modification.

*IF REQUIRED BY THE FIRE CODE OFFICIAL, THE PROPERTY WILL UNDERGO ERCES EVALUATION.*



# ME | STUDIO

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PROJECT

## BUILDING ALTERATION

836 RIVER STREET  
TROY, NY 12180

ISSUED FOR

## PERMIT

DATE: 3/11/2026

REVISION:

DRAWING TITLE

## CODE NOTES

DRAWING NUMBER

# G-02



1 FRONT ELEVATION - EXISTING PHOTOS



2 REAR ELEVATION - EXISTING PHOTOS



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836 RIVER STREET  
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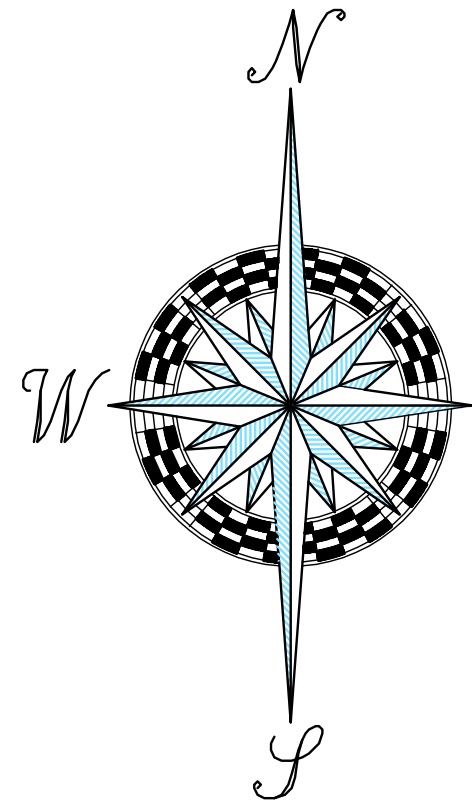
DATE: 3/11/2026  
REVISION:

DRAWING TITLE

**EXISTING PHOTOS**

DRAWING NUMBER

**G-03**



Area In Use By Adjoiner

River Street

Sixth Ave.



**NOTES:**

- This survey was prepared for the sole purpose of reporting the actual field conditions of the subject real property for the exclusive use of Troy Community Land Bank Corporation and SHALL NOT BE USED FOR ANY OTHER PURPOSE BEYOND SAID SAME, to include a mortgage title insurance policy, fee title insurance policy, survey or owner/seller's affidavit, remortgaging/refinancing, foreclosure, public auction, any future transfer of title, or any other use of said survey, unauthorized by law and/or by contract with the surveyor which use shall invalidate the certification and BE IN DIRECT VIOLATION OF THE CONTRACT WITH THE CLIENT.

Certifications indicated hereon signify that the plat was prepared from an actual field survey conducted in accordance with the standards set forth in the Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, as last revised on July 18, 1997.

- This survey and the certification hereon shall be valid only to the party or parties hereon named and are not transferable to additional institutions or subsequent owners, other than as may be or expressly stated hereon.
- No current Abstract of Title or Title Report provided. This survey is subject to any statement of facts that a current Abstract of Title or Title Report may disclose.
  - No search of the public record was made for easements, agreements or restrictions that may affect the surveyed parcel. An Abstract of Title is recommended to ascertain what easements, agreements or restrictions that may affect the survey parcel.
  - Subject to any subsurface condition, improvement, and/or encroachment, not evident by surface inspection.
  - Survey excepts the location of any possible prescriptive easement by others, unless specifically noted hereon.
  - Unless specifically stated the surveyor is not responsible for identifying features which are under the jurisdiction of governmental agencies, including but not limited to: designated wetlands, flood plains, floodways, dumps, landfills, hazardous waste sites, protected or endangered flora and fauna, archeological, historical, cultural, private cemeteries and/or burial plots if any, etc. It is also the surveyors responsibility to determine if the present use of the parcel or the location of existing structures conform to the current local zoning ordinance or if said uses or locations conform to the zoning ordinance in effect at the time of construction or occupancy.
  - This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.
  - Deed of Record Book 10004, Page 116.

**MAP REFERENCES:**

- "Survey Showing Division Of Lot #8 On The East Side Of River St., In The City Of Troy, N.Y. Also Showing Location Of Houses #836 & #834 Thereon", dated March 8, 1947, and prepared by A.F. King. Map not in the Public Record.

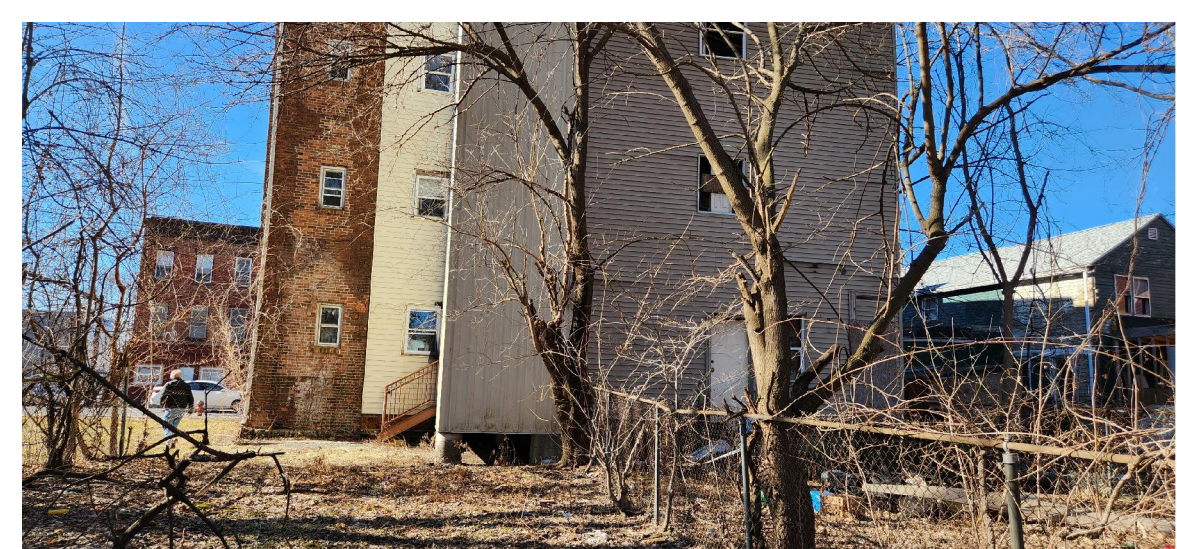
**CERTIFIED TO:**

- Troy Community Land Bank Corporation

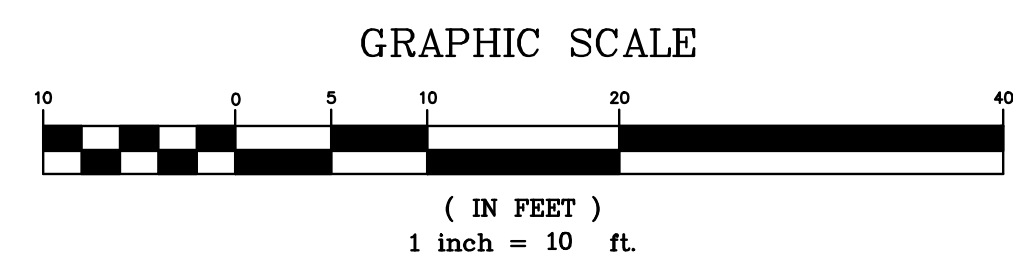
**NOTE:**  
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Front Of #834 & #836 River Street



Rear Of #834 & #836 River Street



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.  
 "Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."  
 Only copies from original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.  
**ORIGINAL DOCUMENT IF IN RED**

DATE	RECORD OF WORK	DRAWN	APPR.
2/14/23	Prepared For Troy Community Land Bank Corp.	WVG:JR	RDM

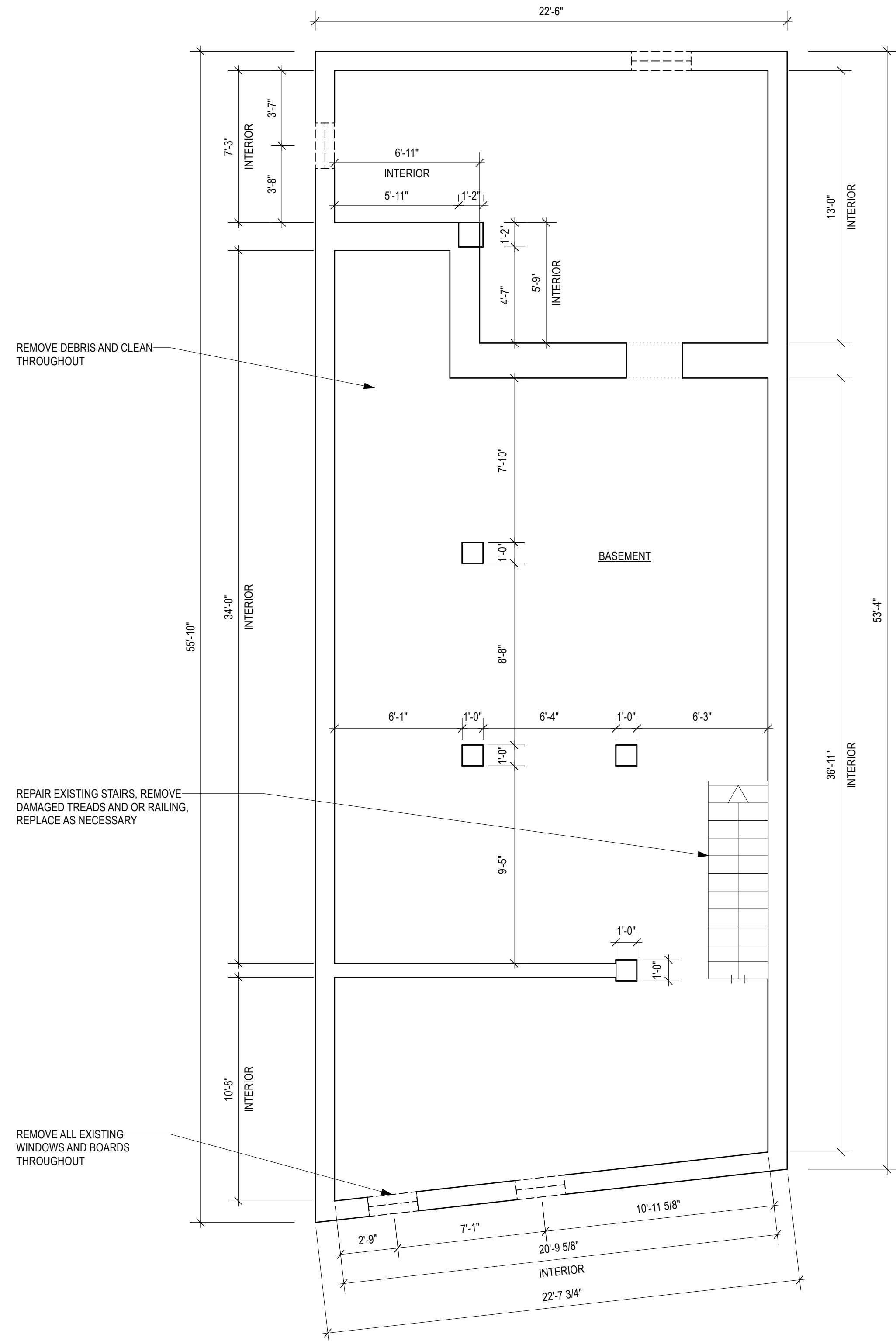
**OWNER'S LAND TITLE SURVEY**  
**LANDS OF**  
**TROY COMMUNITY LAND BANK**  
**#836 RIVER STREET**

CITY: TROY COUNTY: RENSSELAER  
 STATE: NEW YORK SURVEY: FEB. 13, 2023  
 SCALE: 1" = 10' MAP: FEB. 14, 2023  
 PROJECT NO. CITY NORTH BLOCK 197 23-4178

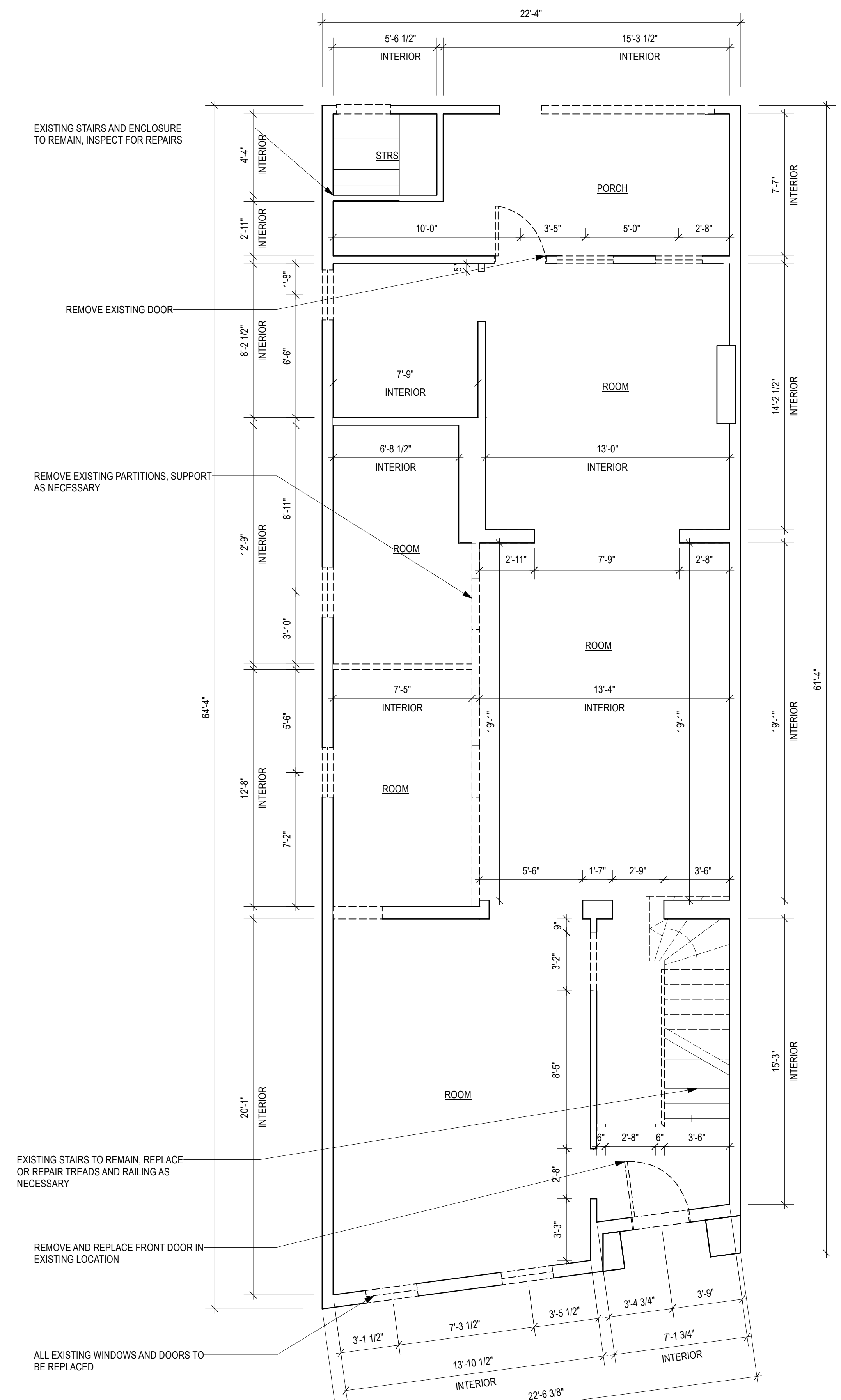
**RDM**  
 SURVEYING CONSULTANTS  
 8 Grange Road (518) 279-3425  
 Troy, N.Y. 12180 FAX: 279-3028  
 RDMSurveying.net Rmichael@RDMSurveying.net

**DEMOLITION NOTES**

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
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.



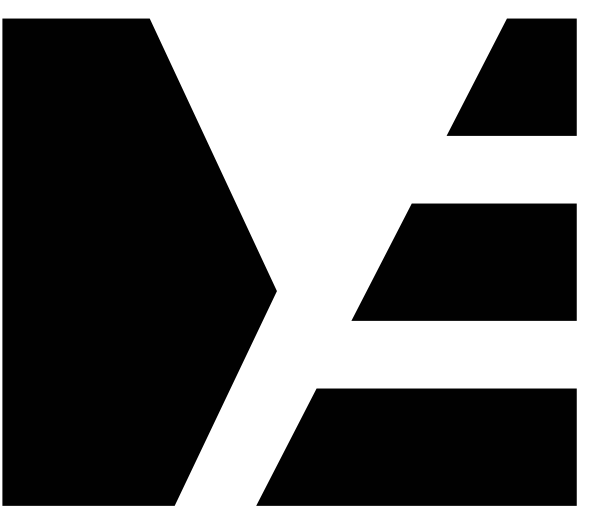
1 BASEMENT DEMOLITION PLAN  
Scale: 1/4" = 1'-0"



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

**LEGEND**

	EXISTING CONDITIONS TO REMAIN
	TO BE REMOVED



**ME | STUDIO**  
ARCHITECTURE . DESIGN . DEVELOPMENT

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PROJECT

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TROY, NY 12180

ISSUED FOR

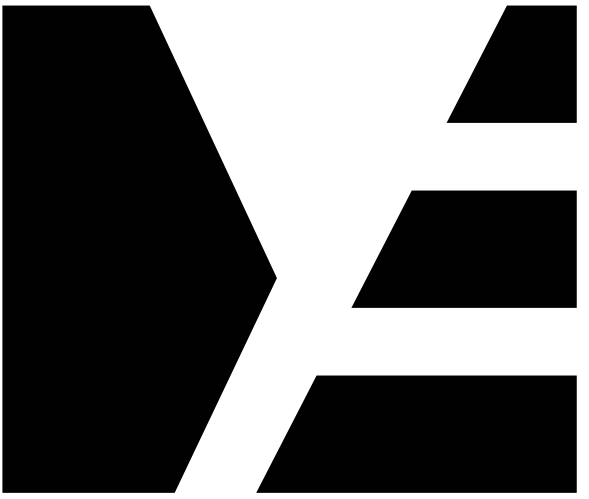
**PERMIT**

DATE: 3/11/2026  
REVISION:

DRAWING TITLE  
**BASEMENT & FIRST FLOOR DEMOLITION PLAN**

DRAWING NUMBER

**D-100**



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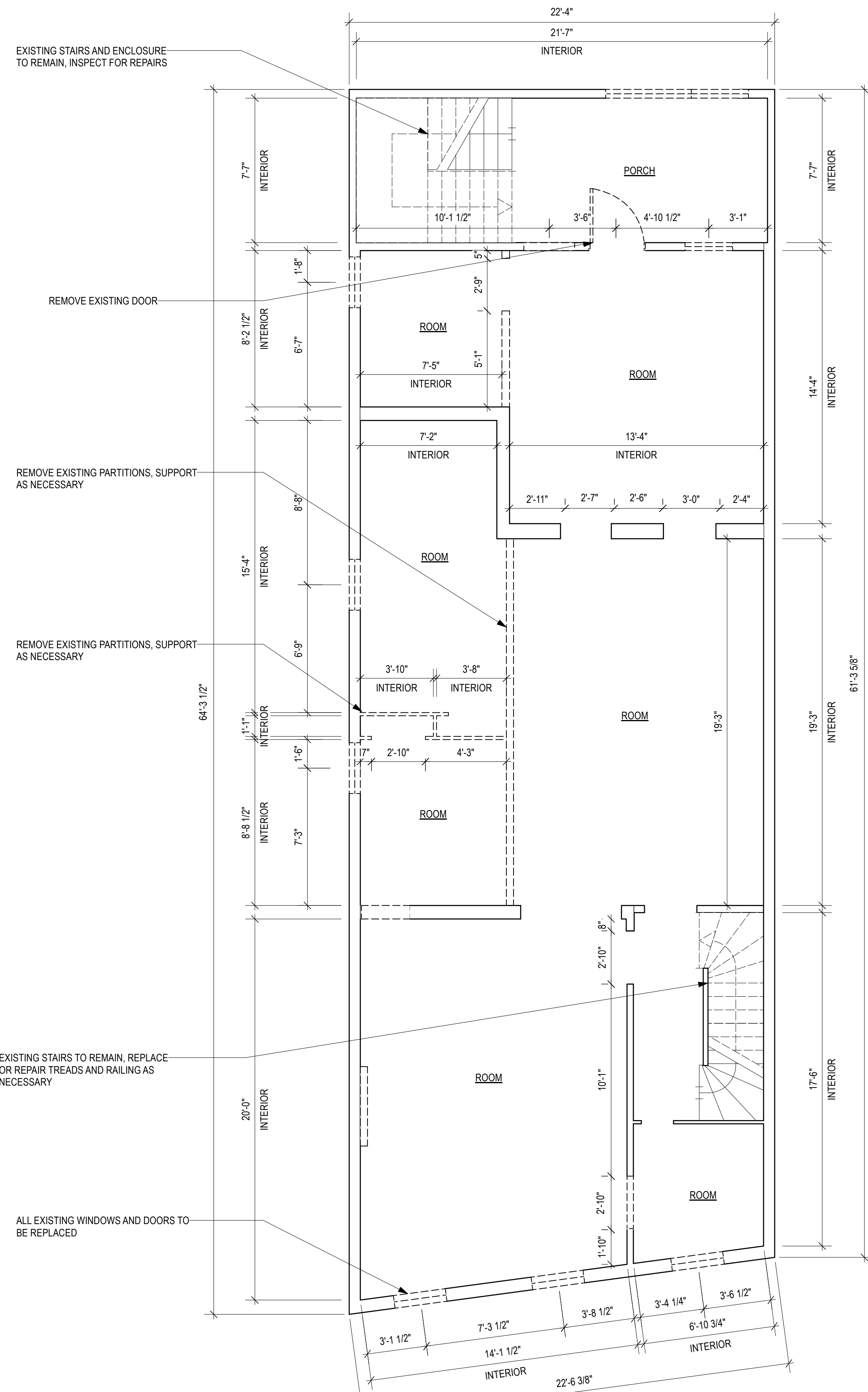
DATE: 3/11/2026  
REVISION:

DRAWING TITLE

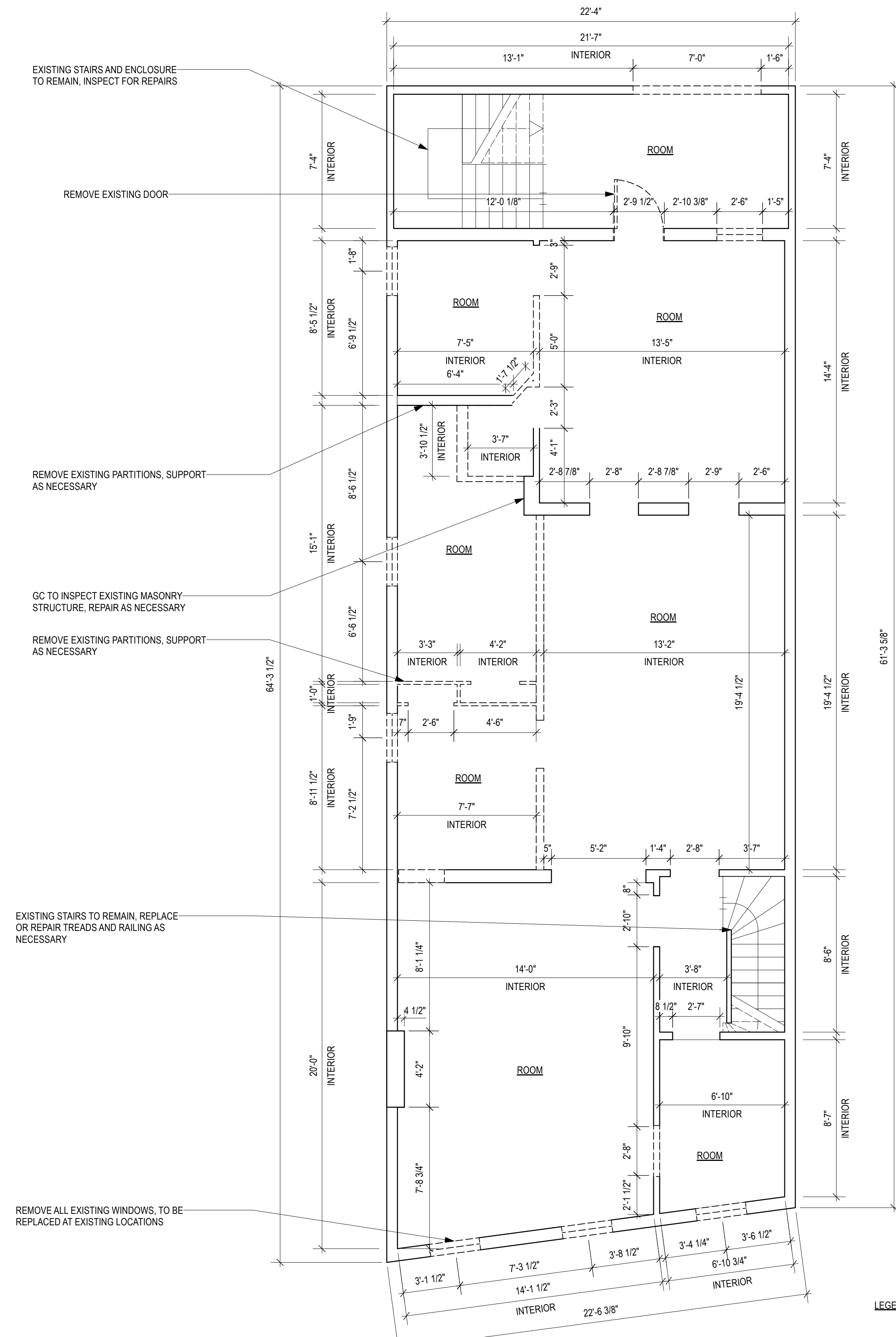
**SECOND & THIRD  
DEMOLITION PLAN**

DRAWING NUMBER

**D-101**



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



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

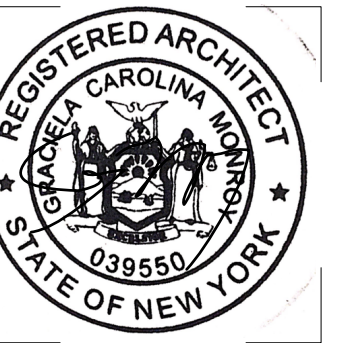
**LEGEND**  
——— EXISTING CONDITIONS TO REMAIN  
- - - - - TO BE REMOVED



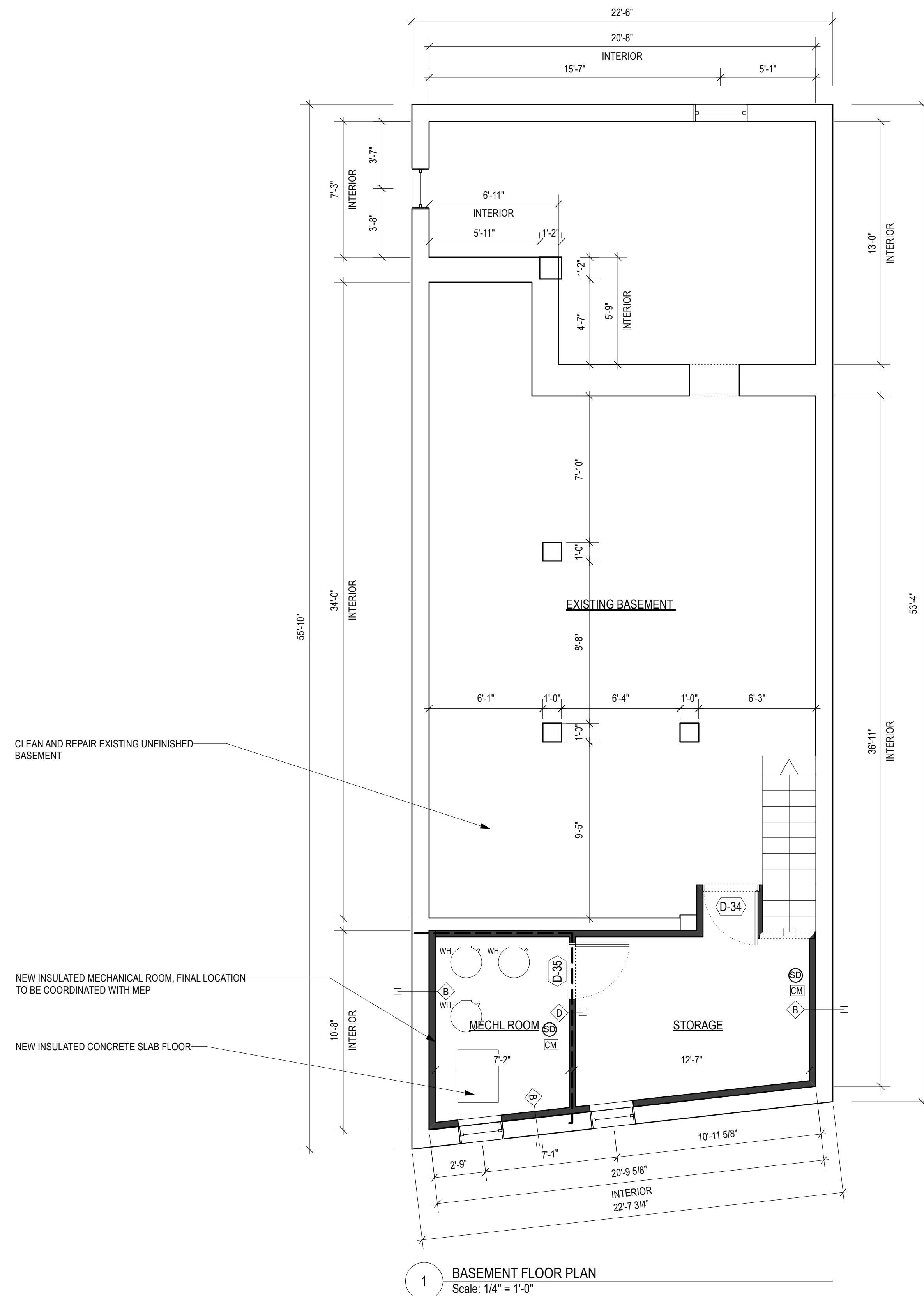
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PROJECT

**BUILDING ALTERATION**

836 RIVER STREET  
TROY, NY 12180

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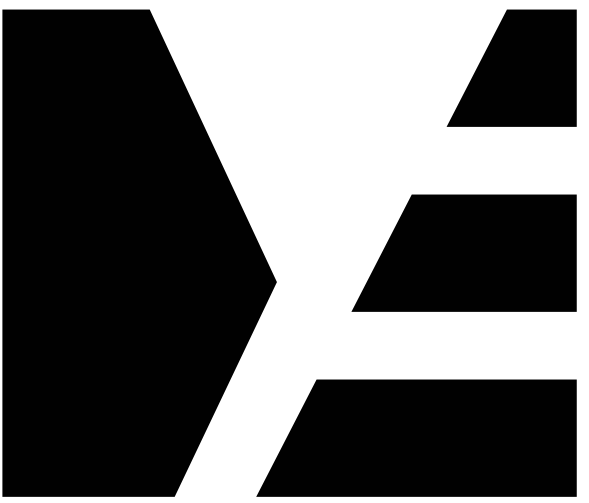
REVISION:

DRAWING TITLE

**BASEMENT FLOOR PLAN**

DRAWING NUMBER

**A-100**



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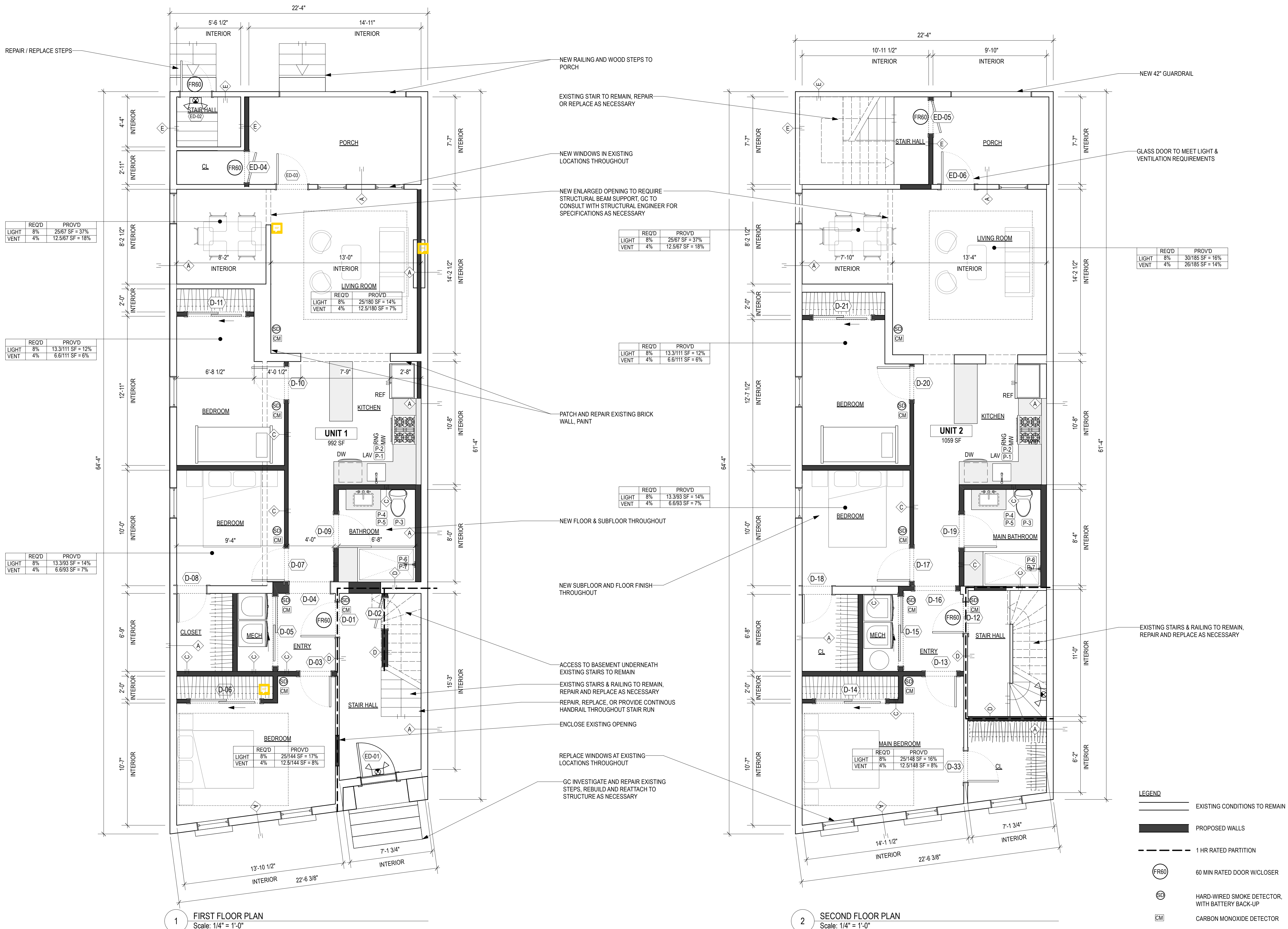
DATE: 3/11/2026  
REVISION:

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**FIRST & SECOND FLOOR PLAN**

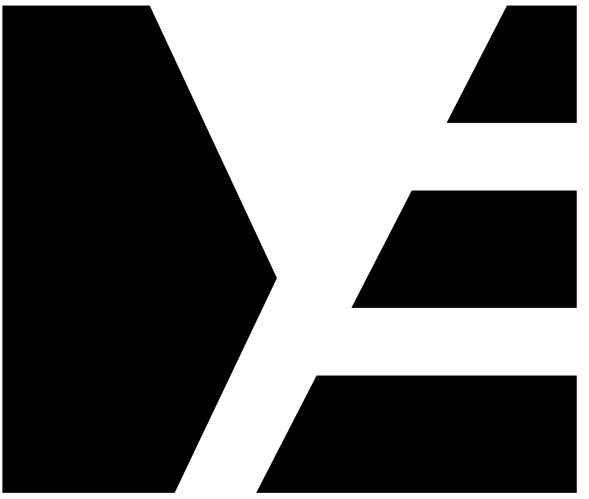
DRAWING NUMBER

**A-101**



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

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



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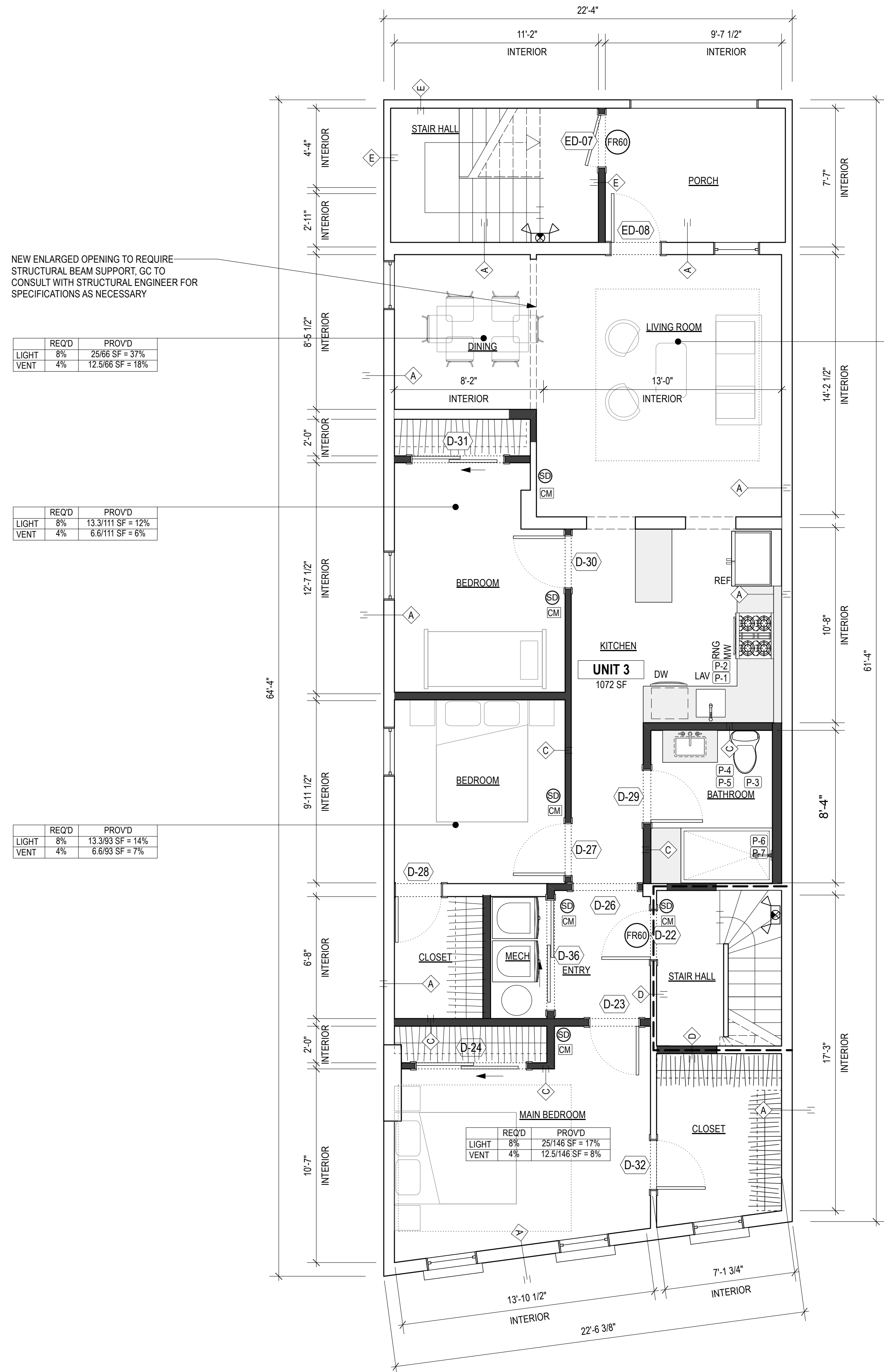
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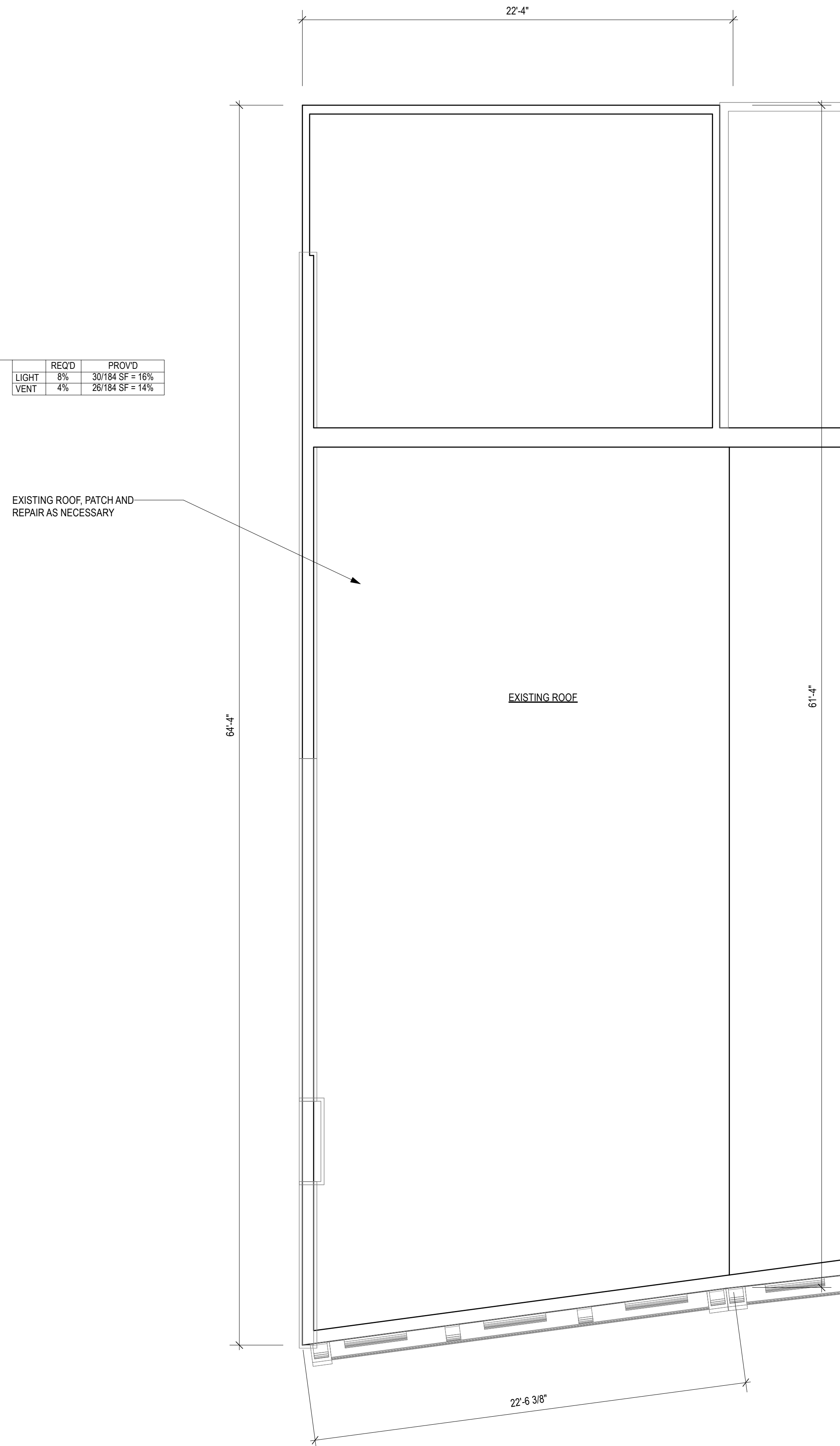
**THIRD FLOOR & ROOF PLAN**

DRAWING NUMBER

**A-102**



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



2 ROOF PLAN  
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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GC TO INSPECT AND REPAIR /  
REPLACE ALL ROOF COPING  
AND FLASHING AS  
NECESSARY

REPAIR DECORATIVE TRIM AS  
NECESSARY

REPLACE ALL WINDOWS  
THROUGHOUT

REPAIR EXISTING BRICK  
FACADE THROUGHOUT

NEW HANDRAIL

REPAIR STEPS

GC TO INSPECT AND REPAIR /  
REPLACE ALL ROOF COPING  
AND FLASHING AS  
NECESSARY

ROOF ELEV  
31'-0"

THIRD FLR ELEV  
23'-0"

SECOND FLR ELEV  
13'-6"

NEW VINYL SIDING

NEW HANDRAIL

REPLACE / REPAIR STEPS

NEW STEPS TO PORCH

FIRST FLR ELEV  
3'-8"

GRADE  
0'-0"

35'-2"

1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"

2 REAR ELEVATION  
Scale: 1/4" = 1'-0"

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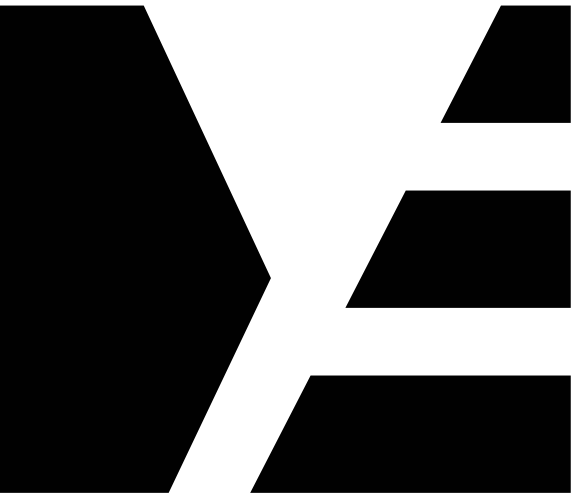
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DRAWING TITLE

**ELEVATIONS**

DRAWING NUMBER

**A-200**



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**ELEVATIONS**

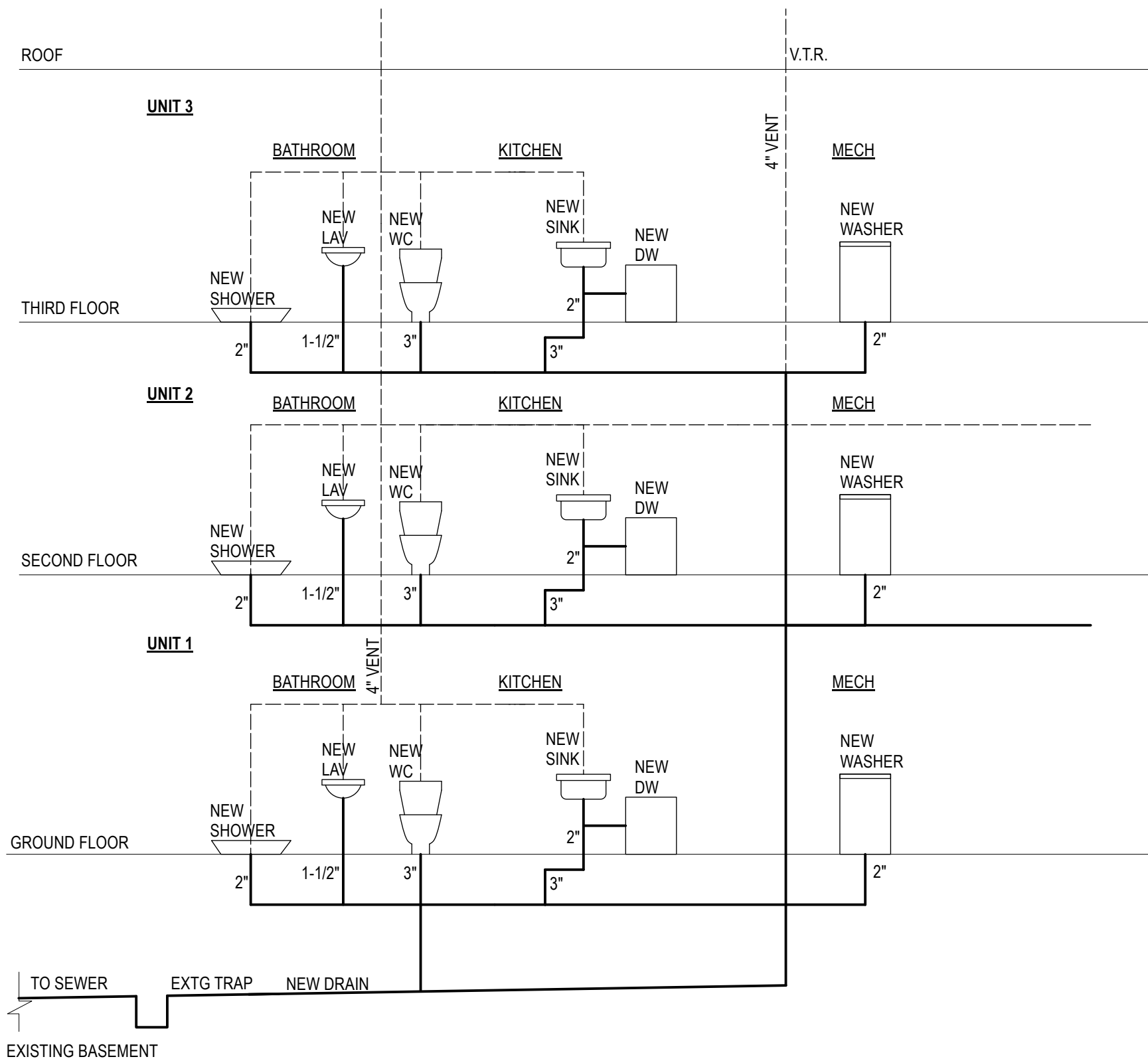
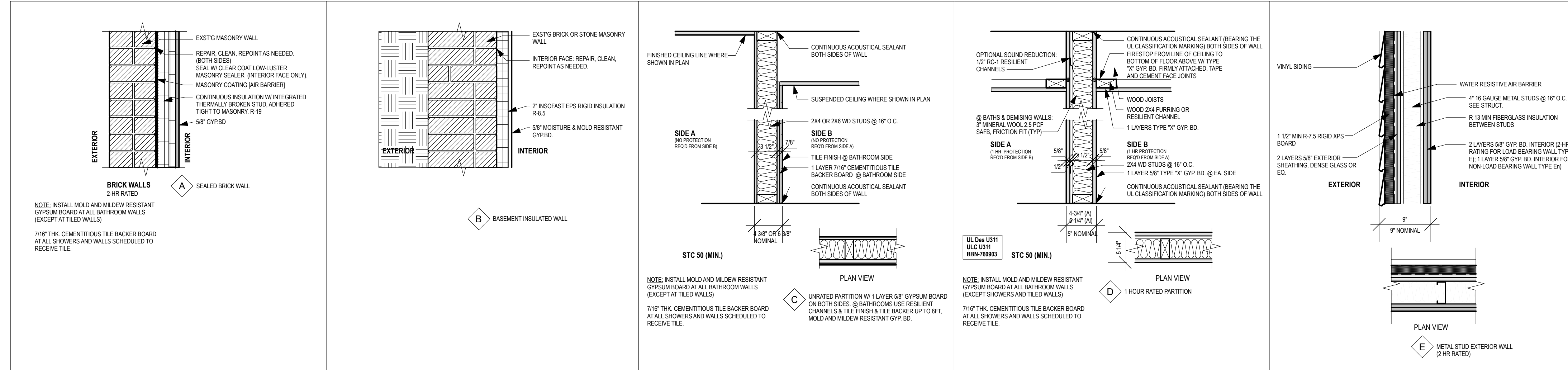
DRAWING NUMBER

**A-201**



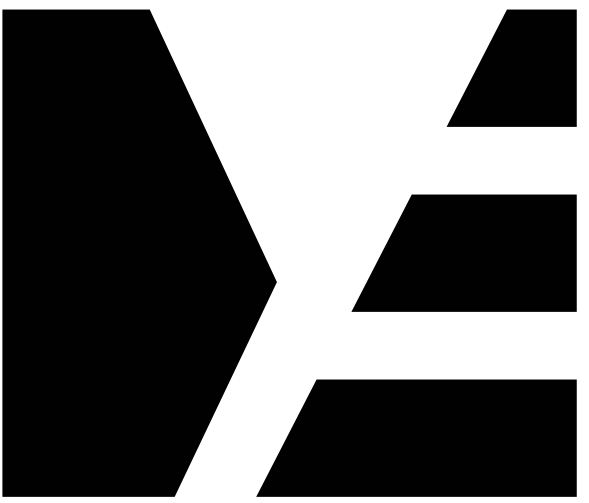
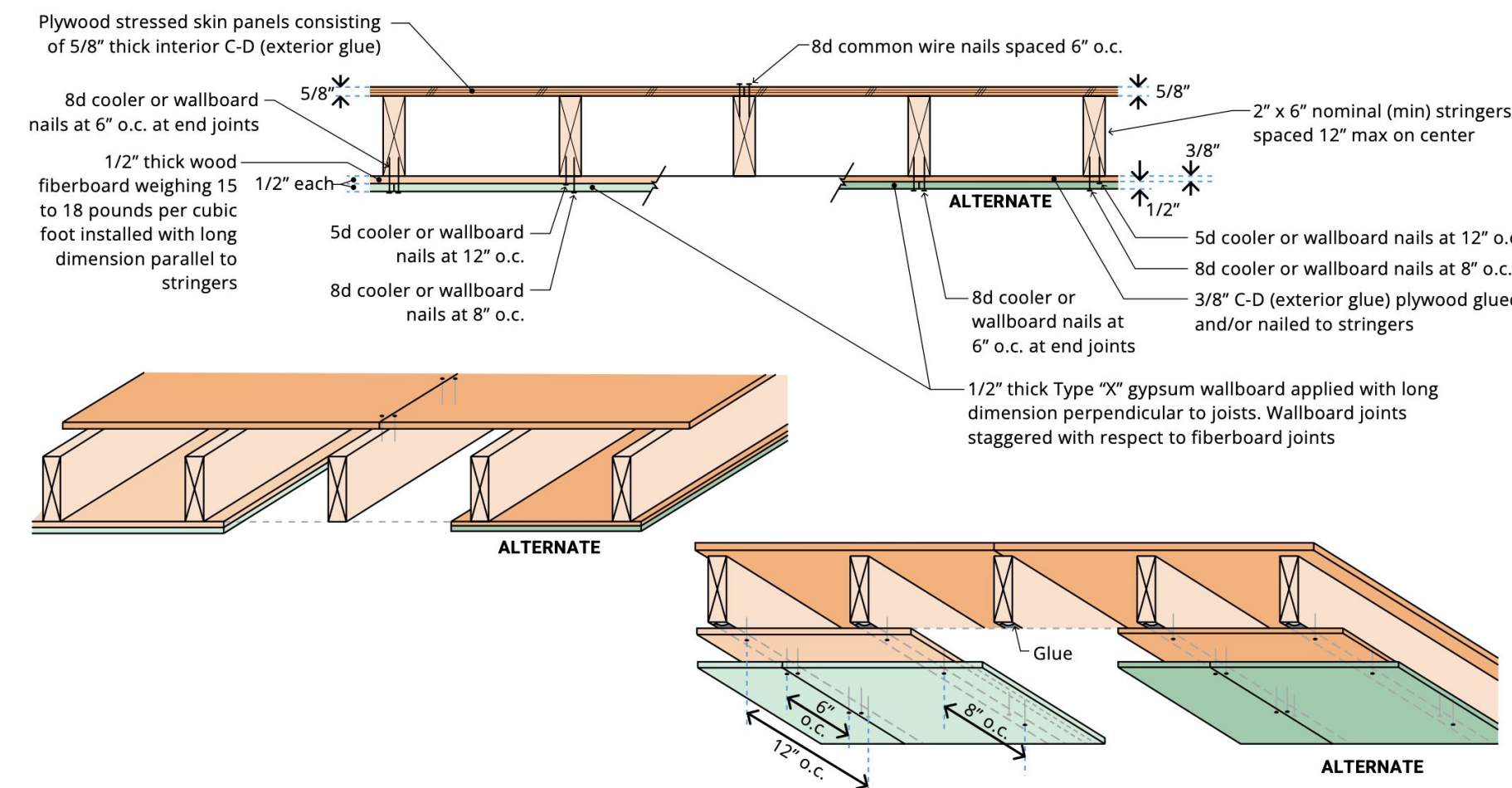
1 SOUTH SIDE ELEVATION  
Scale: 1/4" = 1'-0"

**WALL TYPES**



2 PLUMBING RISER DIAGRAM

**TABLE 721.1(3) FLOOR & CEILING - ASSEMBLY 14-1.1**  
1 HOUR, WOOD JOIST



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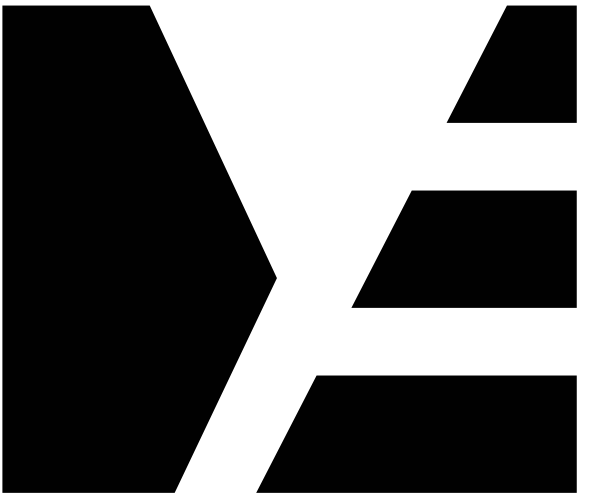
DATE: 3/11/2026  
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DRAWING TITLE

**DETAILS**

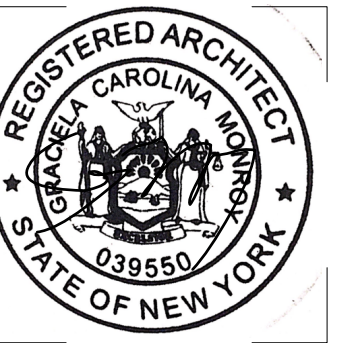
DRAWING NUMBER

**A-600**



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**Door Schedule**

Mark	Nominal Size			Configuration	Door Style		Door Frame		Openings			Comments	
	Width	Height	Thickness		Top Shape	Slab Style	Jamb Thick	Jamb Depth	RO Width	RO Height	HW Set		
D-01	3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	3'1 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
D-02	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	6"	2'9 1/2"	6'8 3/4"	DHW.#	
D-03	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'9 1/2"	6'8 3/4"	DHW.#	
D-04	3'6"	6'8"	1 3/4"	Cased Opening	N/A	Square	Panel	3/4"	10"	3'7 1/2"	6'8 3/4"	DHW.#	
D-05	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	5"	6'1 1/2"	6'8 3/4"	DHW.#	
D-06	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4"	6'1 1/2"	6'8 3/4"	DHW.#	
D-07	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-08	2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	8"	2'7 1/2"	6'8 3/4"	DHW.#	
D-09	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'11 1/2"	6'8 3/4"	DHW.#	
D-10	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-11	5'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4 1/2"	5'1 1/2"	6'8 3/4"	DHW.#	
D-12	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'9 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
D-13	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'9 1/2"	6'8 3/4"	DHW.#	
D-14	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4"	6'1 1/2"	6'8 3/4"	DHW.#	
D-15	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	5"	6'1 1/2"	6'8 3/4"	DHW.#	
D-16	3'6"	6'8"	1 3/4"	Cased Opening	N/A	Square	Panel	3/4"	4 1/2"	3'7 1/2"	6'8 3/4"	DHW.#	
D-17	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-18	2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	8 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-19	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'11 1/2"	6'8 3/4"	DHW.#	
D-20	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-21	5'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4 1/2"	5'1 1/2"	6'8 3/4"	DHW.#	
D-22	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'9 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
D-23	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'9 1/2"	6'8 3/4"	DHW.#	
D-24	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4"	6'1 1/2"	6'8 3/4"	DHW.#	
D-25	3'6"	6'8"	1 3/4"	Cased Opening	N/A	Square	Panel	3/4"	4 1/2"	3'7 1/2"	6'8 3/4"	DHW.#	
D-26	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-28	2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	8 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-29	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'11 1/2"	6'8 3/4"	DHW.#	
D-30	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'11 1/2"	6'8 3/4"	DHW.#	
D-31	5'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	4 1/2"	5'1 1/2"	6'8 3/4"	DHW.#	
D-32	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'9 1/2"	6'8 3/4"	DHW.#	
D-33	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	2'9 1/2"	6'8 3/4"	DHW.#	
D-34	3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	3'0"	6'8"	DHW.#	
D-35	3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4"	3'0"	6'8"	DHW.#	1HR - FIRE RATED
D-36	6'0"	6'8"	1 3/4"	Slider	XO	Square	Panel	3/4"	5"	6'1 1/2"	6'8 3/4"	DHW.#	
ED-01	3'0"	6'8"	1 3/4"	Swing Simple	N/A	Segment	Custom	3/4"	8"	3'1 1/2"	7'4 1/2"	DHW.#	PROVIDE WEATHER STRIP AND THRESHOLD (SAFETY GLAZING REQUIRED)
ED-02	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5 1/2"	2'9 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
ED-03	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	5"	2'9 1/2"	6'8 3/4"	DHW.#	
ED-04	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4 1/2"	2'9 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
ED-05	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4 1/2"	2'11 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
ED-06	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Glass	3/4"	5"	2'11 1/2"	6'8 3/4"	DHW.#	
ED-07	2'10"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	3/4"	4 1/2"	2'11 1/2"	6'8 3/4"	DHW.#	1HR - FIRE RATED
ED-08	2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Glass	3/4"	8"	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
Mechanical Room	WH-1	Water Heater	TBD	TBD

Note: Verify all equipment specifications prior to ordering.

PROJECT

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836 RIVER STREET  
TROY, NY 12180

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**SCHEDULES**

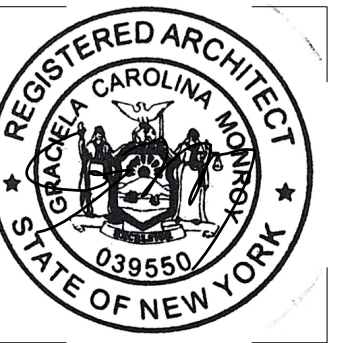
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**A-601**



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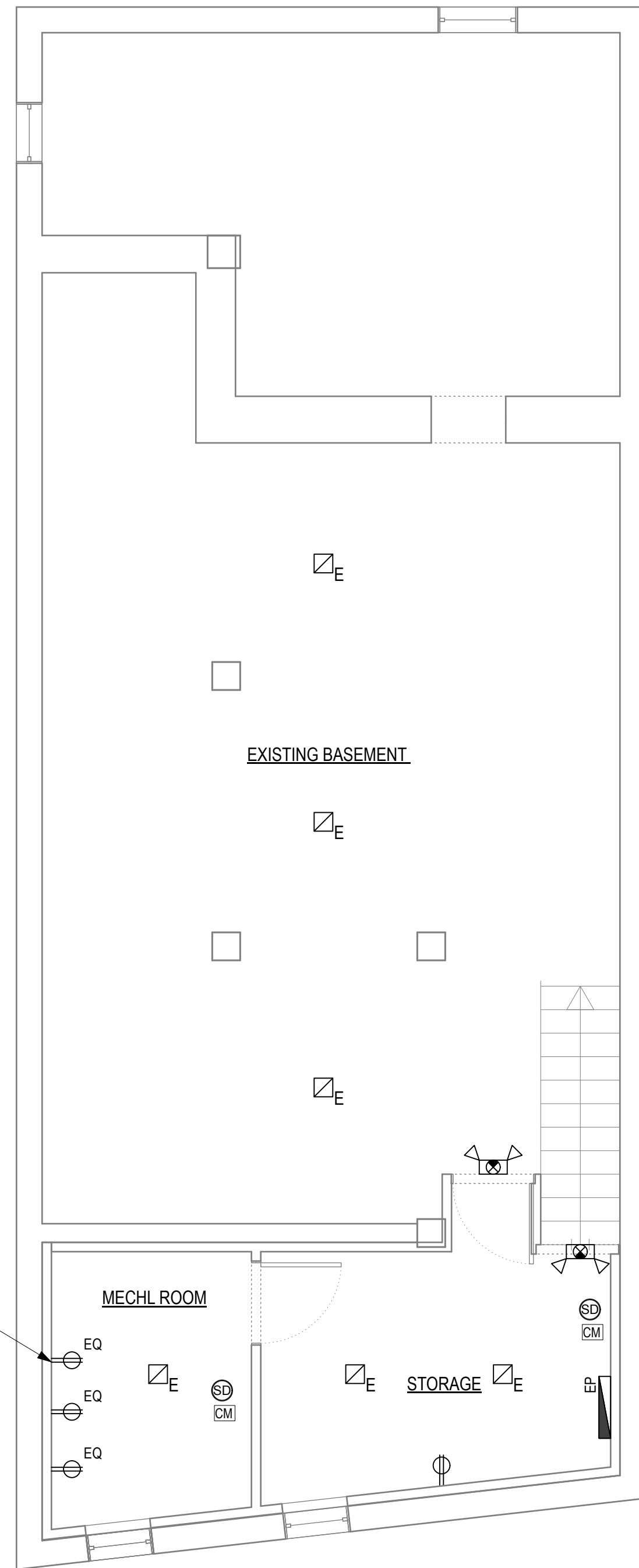
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REVISION:

DRAWING TITLE

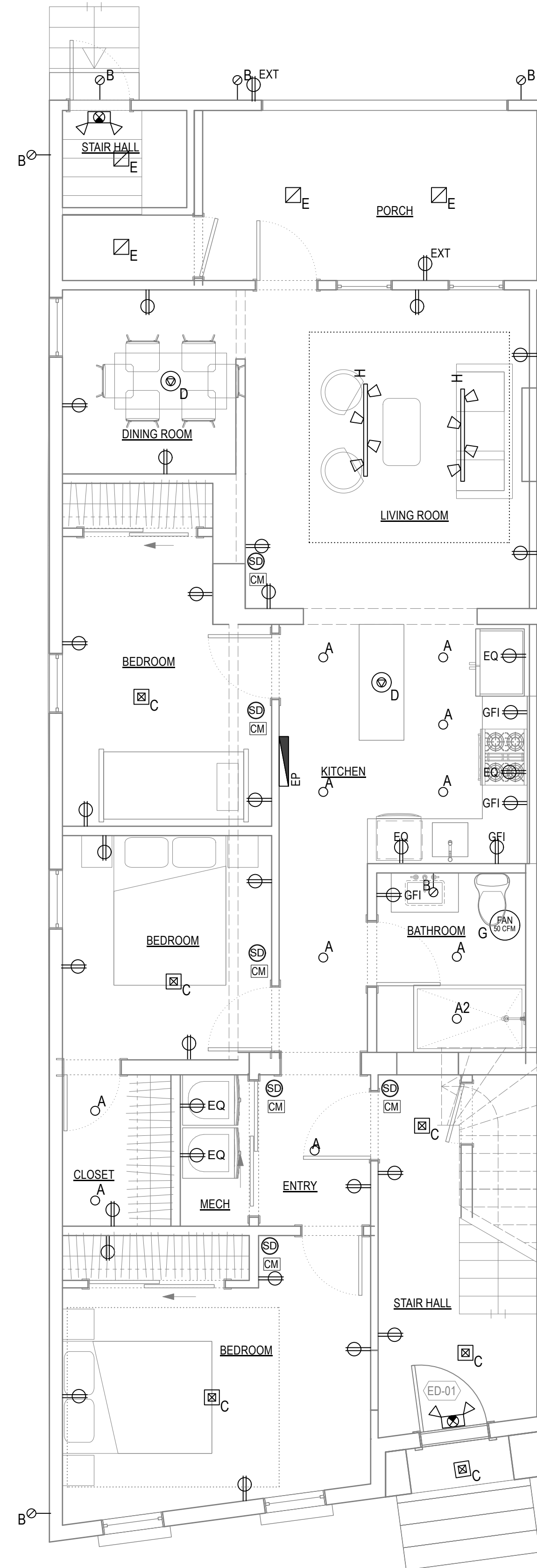
**ELECTRICAL & LIGHTING PLANS**

DRAWING NUMBER

**E-100**



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



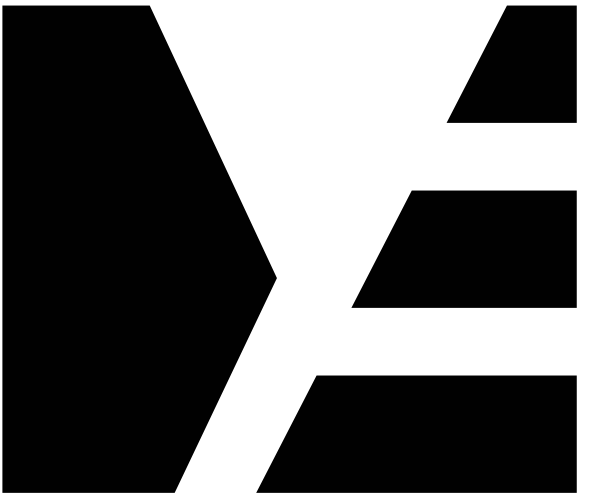
**2 FIRST FLOOR - LIGHTING & ELECTRICAL PLAN**  
Scale: 1/4" = 1'-0"

COORDINATE REQUIRED  
POWER WITH MEP

FIXTURE	SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	MOUNTING	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
	⊠	EMERGENCY EGRESS LIGHTING EXIT SIGNAGE				

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

- 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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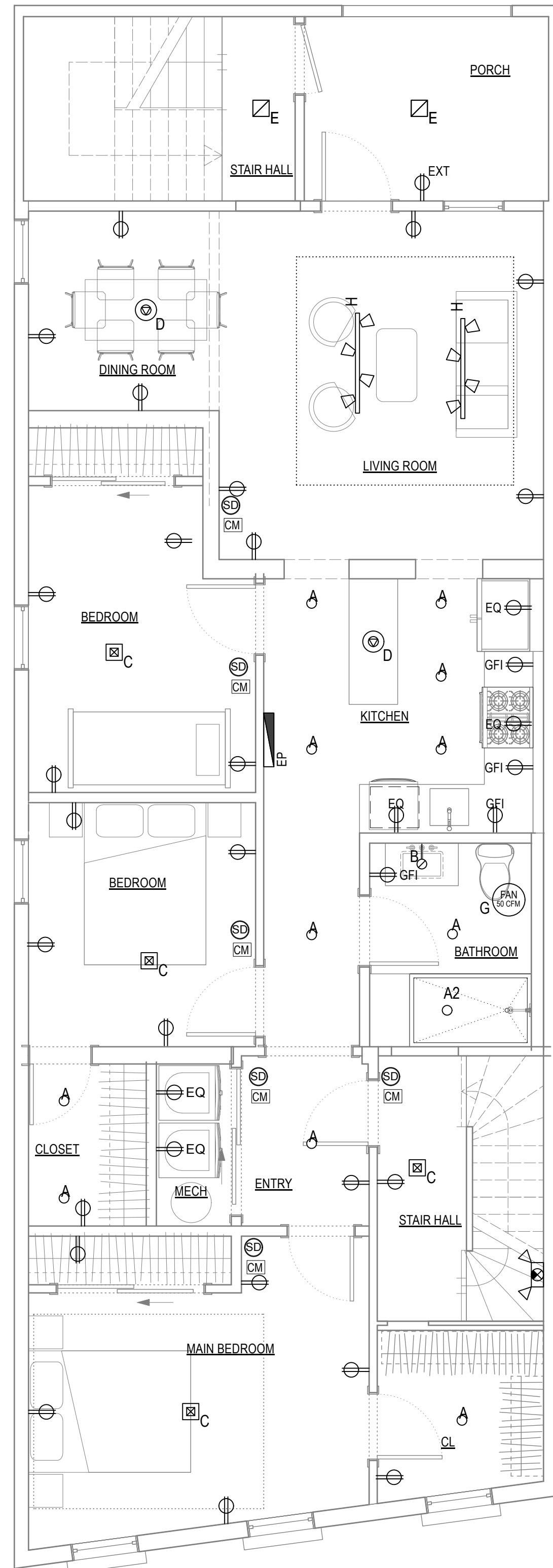
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**ELECTRICAL & LIGHTING PLANS**

DRAWING NUMBER

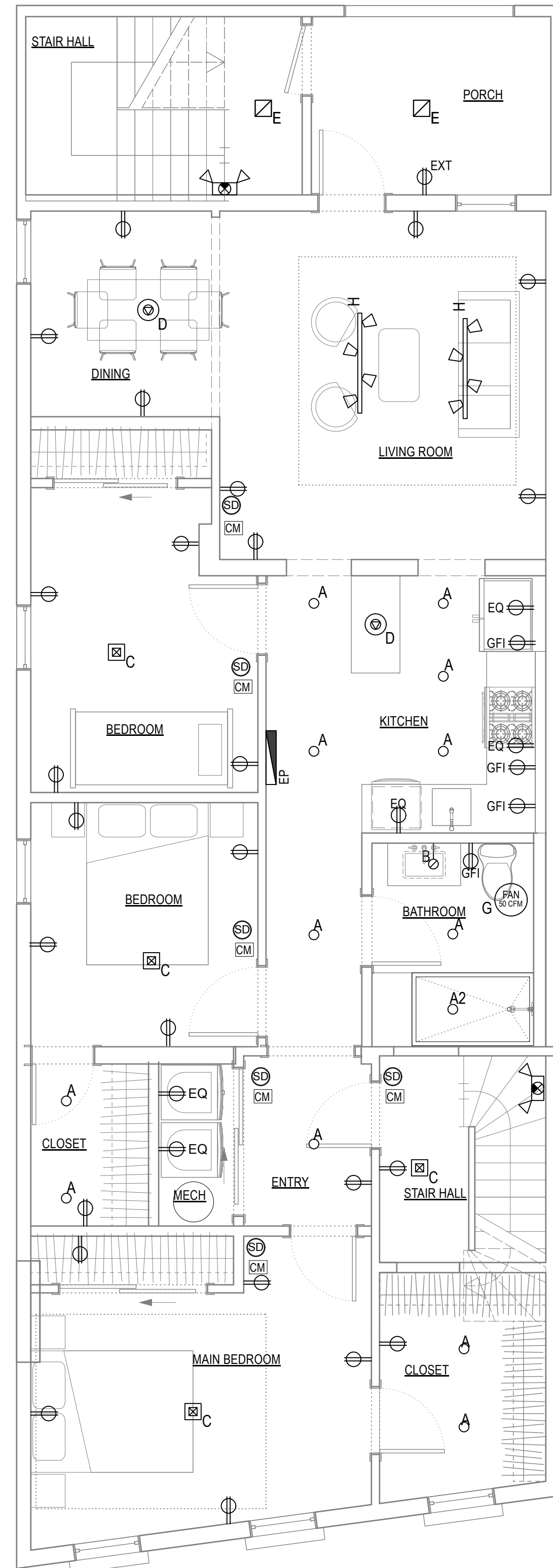
**E-101**



**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**

1. Electrical service to the Building shall not be overloaded by proposed renovations.
2. 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.
3. 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.
4. A licensed electrician shall perform all electrical repairs, modifications, etc.
5. GC to coordinate walk-thru with Owner to confirm all device locations prior to running wire to exact locations.

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
		EMERGENCY EGRESS LIGHTING EXIT SIGNAGE				