

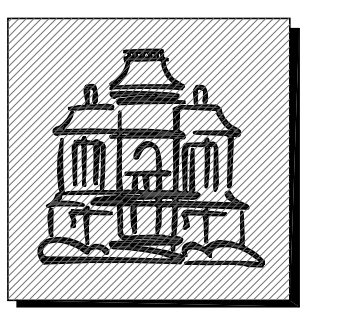
SEE SHEET G-02 FOR PROPOSED SITE PLAN WITH ALL PROPOSED ZONING CALCULATIONS

PAGE LEGEND	
G-01	EXISTING SITE PLAN WITH DEMO
G-02	PROPOSED SITE PLAN
D-00	DEMO BASEMENT PLAN
D-01	DEMO FIRST FLOOR PLAN
D-02	DEMO SECOND FLOOR PLAN
D-03	DEMO ATTIC PLAN
A-00	PROPOSED BASEMENT PLAN
A-01	PROPOSED FIRST FLOOR PLAN
A-02	PROPOSED SECOND FLOOR PLAN
A-03	PROPOSED ATTIC PLAN
A-04	PROPOSED ELEVATIONS
A-05	PROPOSED ELEVATIONS
A-06	CARRIAGE HOUSE PLANS & ELEVATIONS

Addition / Renovation to Existing Single Family Residence

Leung Residence

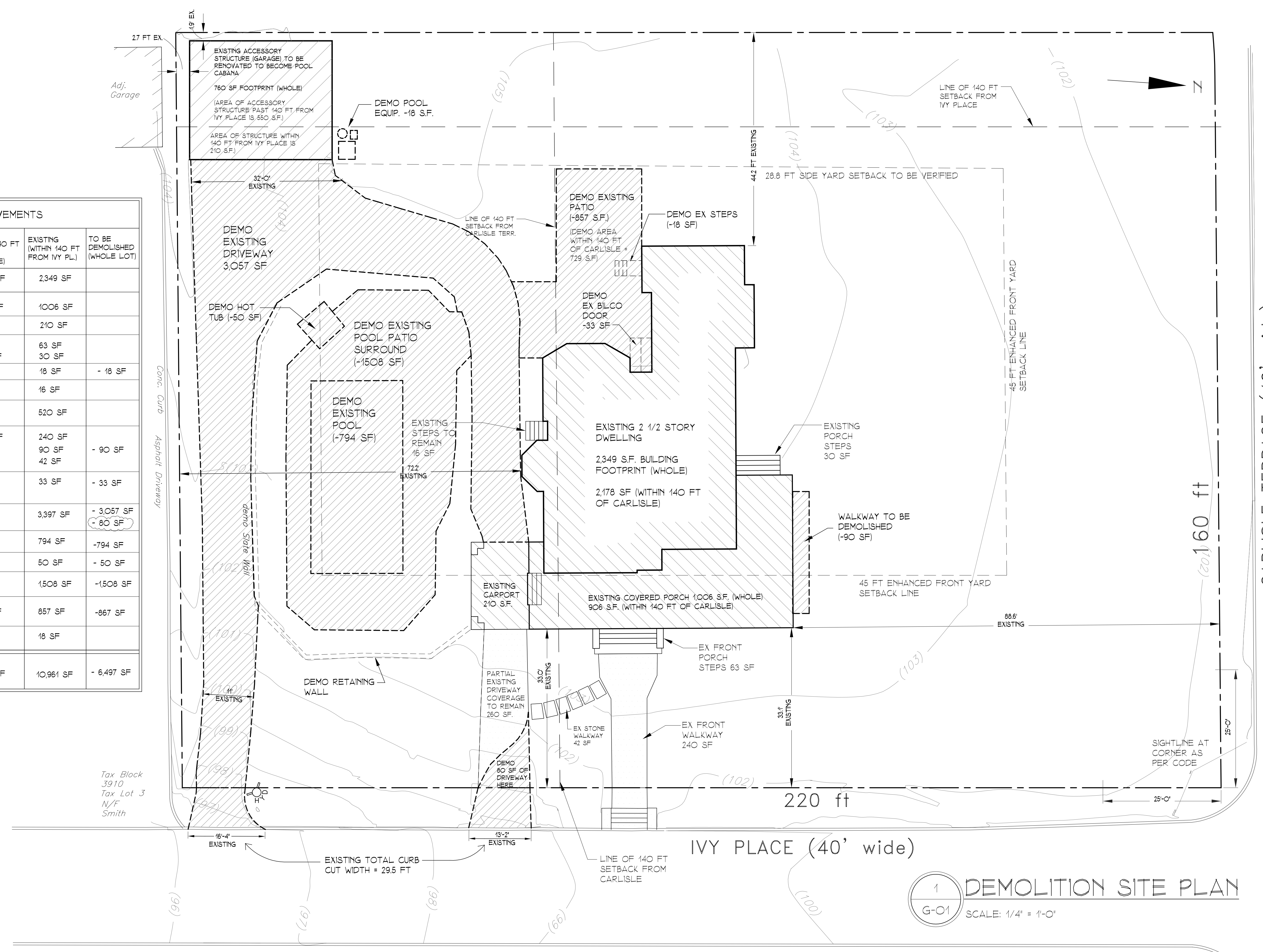
256 Ivy Place, Ridgewood, NJ



Jordan Rosenberg
ARCHITECTS & ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

EXISTING COVERAGE BY IMPROVEMENTS				
FLOOR / ITEM	EXISTING (WHOLE LOT)	EXISTING (WITHIN 140 FT FROM CARLISLE)	EXISTING (WITHIN 140 FT FROM IVY PL.)	TO BE DEMOLISHED (WHOLE LOT)
EXISTING DWELLING	2,349 SF	2,178 SF	2,349 SF	
EXISTING FRONT PORCH	1,006 SF	906 SF	1,006 SF	
EXISTING CAR PORT	210 SF	0 SF	210 SF	
EXISTING FRONT PORCH STEPS	63 SF	30 SF	63 SF	
EXISTING REAR STEPS	18 SF	18 SF	18 SF	- 18 SF
EXISTING SIDE STEPS	16 SF	0 SF	16 SF	
EXISTING ACCESSORY BLDG	760 SF	0 SF	520 SF	
EXISTING WALKWAYS	240 SF	240 SF	240 SF	- 90 SF
EXISTING BILCO DOOR / IN GROUND STAIR	33 SF	33 SF	33 SF	- 33 SF
EXISTING DRIVEWAY	3,397 SF	0 SF	3,397 SF	- 3,057 SF - 80 SF
EXISTING POOL	794 SF	0 SF	794 SF	- 794 SF
EXISTING HOT TUB	50 SF	0 SF	50 SF	- 50 SF
EXISTING POOL PATIO SURROUND	1,508 SF	0 SF	1,508 SF	- 1,508 SF
EXISTING PATIO AREA	857 SF	729 SF	857 SF	- 867 SF
EXISTING POOL EQUIPMENT	18 SF	0 SF	18 SF	
TOTALS:	11,481 SF	4,329 SF	10,961 SF	- 6,497 SF



SET ISSUES & DATES:

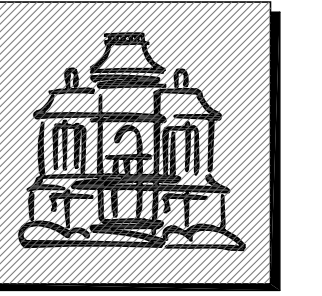
DATE:	10-30-24
ISSUE:	FOR HISTORIC BOARD SUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE:	12-2-24
ISSUE:	FOR HISTORIC PRESERVATION COMMISSION SUBMISSION
DATE:	12-9-24
ISSUE:	HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-9-24
DATE:	12-23-24
ISSUE:	FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
DATE:	12-24-24
ISSUE:	FOR Z.B.A. SUBMISSION (IE FOR COMPLETENESS REVIEW BY H.G.A.)
DATE:	3-11-25
ISSUE:	FOR Z.B.A. RESUBMISSION (WITH ADJUSTMENTS AS PER H.G.A. PLAN REVIEW)
DATE:	5-14-25
ISSUE:	FOR Z.B.A. RESUBMISSION (WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST Z.B.A. MEETING ON 4-9-25)

LEUNG RESIDENCE
ADDITION / RENOVATION TO SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG R.A.
NJ ARCHITECT: #16495

1
G-01
SCALE: 1/4" = 1'-0"

DRAWING TITLE:	ORIGINAL DATE
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE
JR	5-14-25



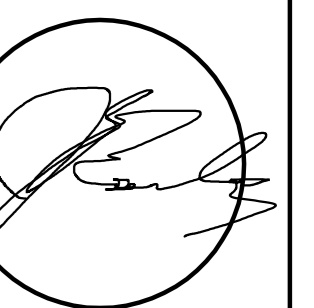
Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

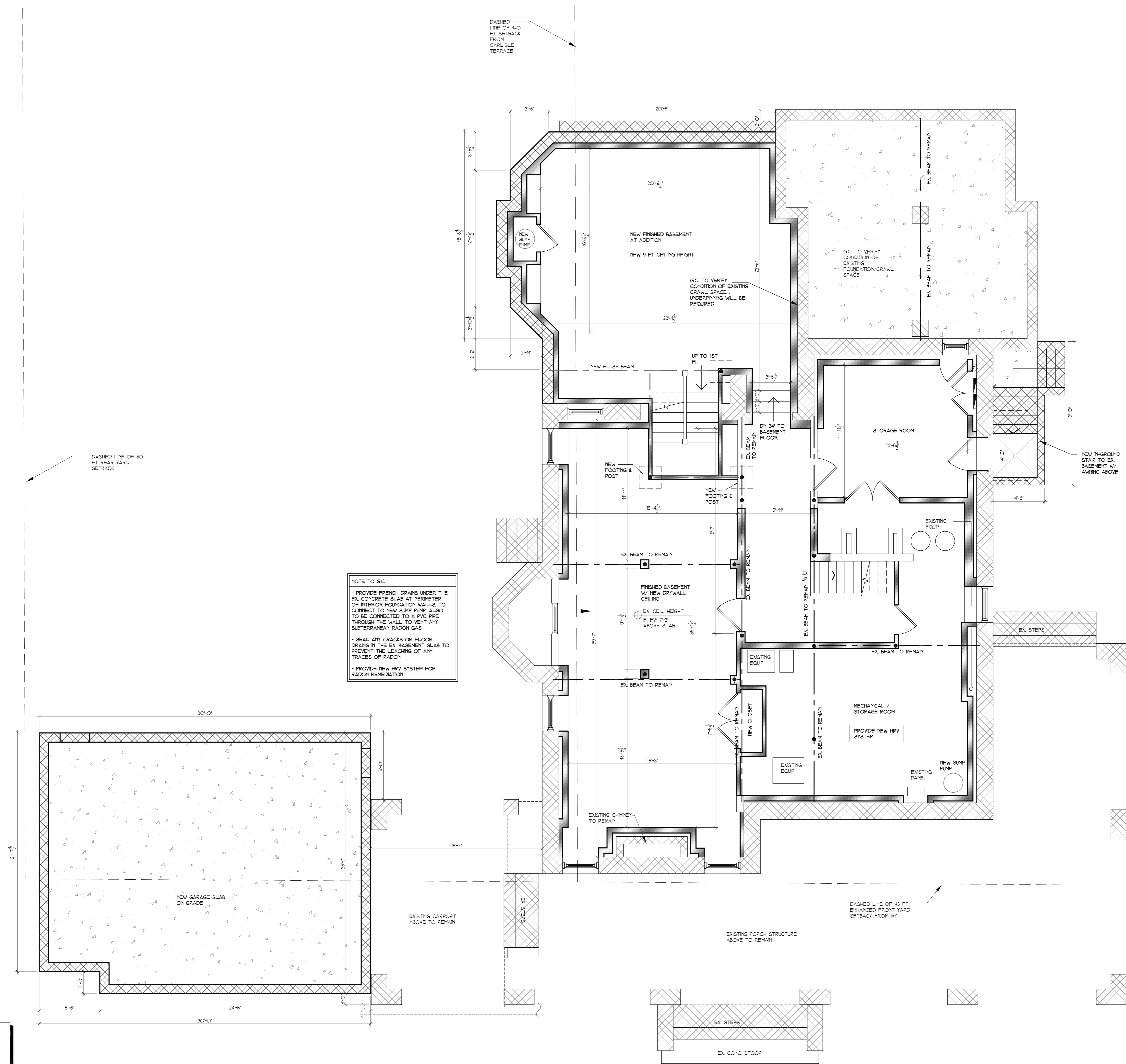
SET ISSUES & DATES:
DATE: 10-30-24
BASE: FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24 FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-8-24 FOR HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-2-24
DATE: 12-23-24 FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY FACLA PEREZ
DATE: 12-24-24 FOR ZBA SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 3-21-25 FOR ZBA SUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW
DATE: 5-14-25 FOR ZBA SUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

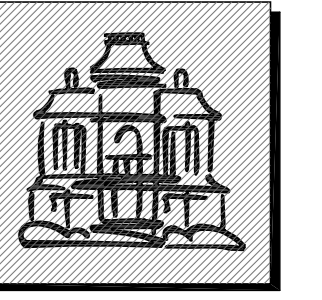
JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #16495



DRAWING TITLE:	ORIGINAL DATE
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE
JR	5-14-25
SCALE:	A-00
SEE DRAWING TITLE	



1
A-00
SCALE: 1/4" = 1'-0"
PROPOSED BASEMENT/FOUNDATION PLAN



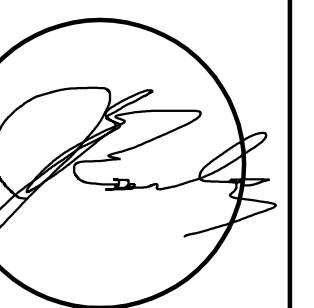
Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

SET ISSUES & DATES:
DATE: 10-30-24 FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24 FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-8-24 FOR HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-8-24
DATE: 12-23-24 FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
DATE: 3-21-25 FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 5-14-25 FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA. PLAN REVIEW FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST Z.B.A. MEETING ON 4-9-25)

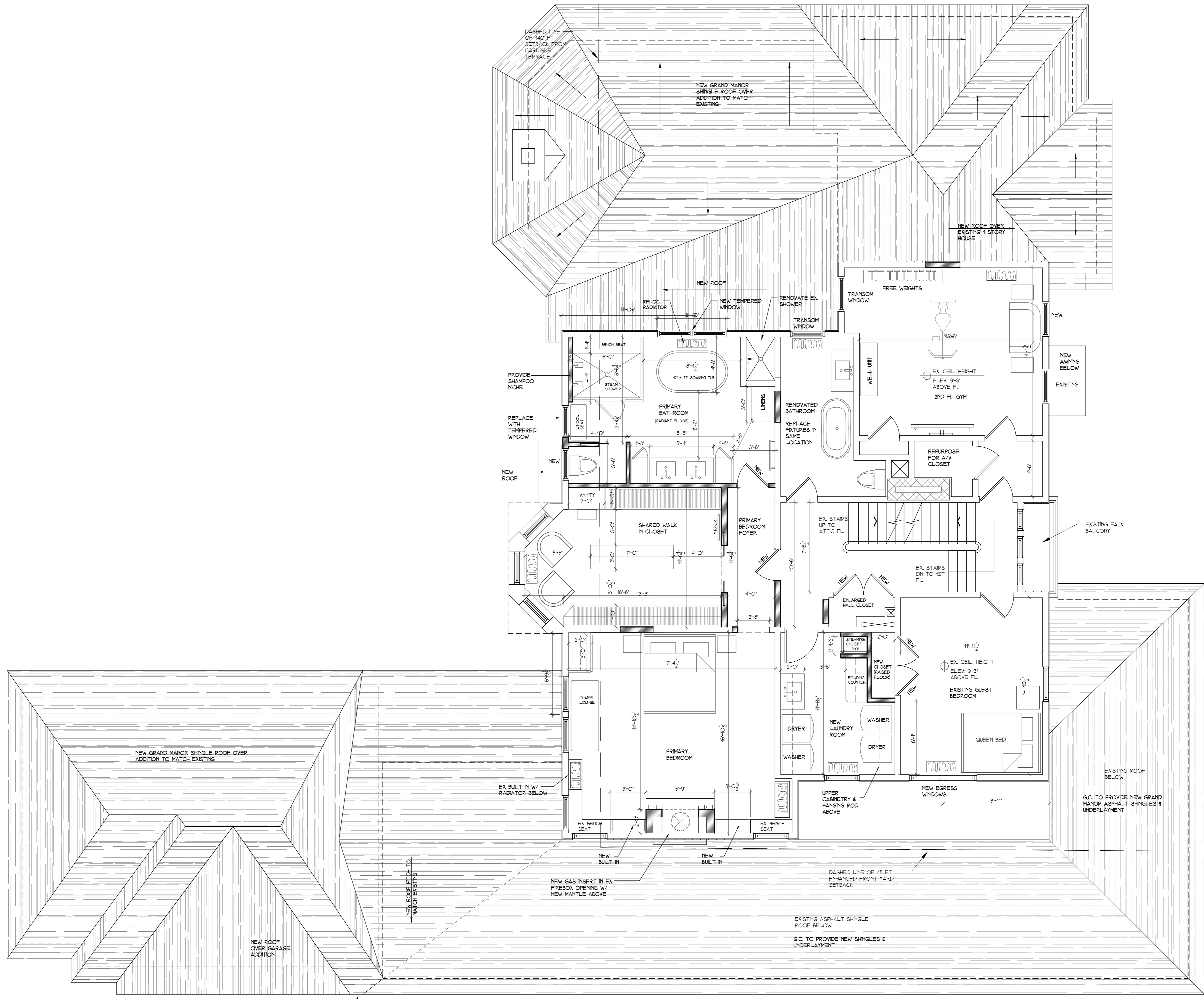
LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995

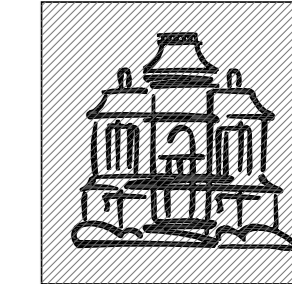


DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	5-14-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-02
JR	

WALL LEGEND	
	PROPOSED STUD WALL
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN
	PROPOSED CONC. WALL



1 PROPOSED 2ND FL PLAN
A-02 SCALE: 1/4" = 1'-0"



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

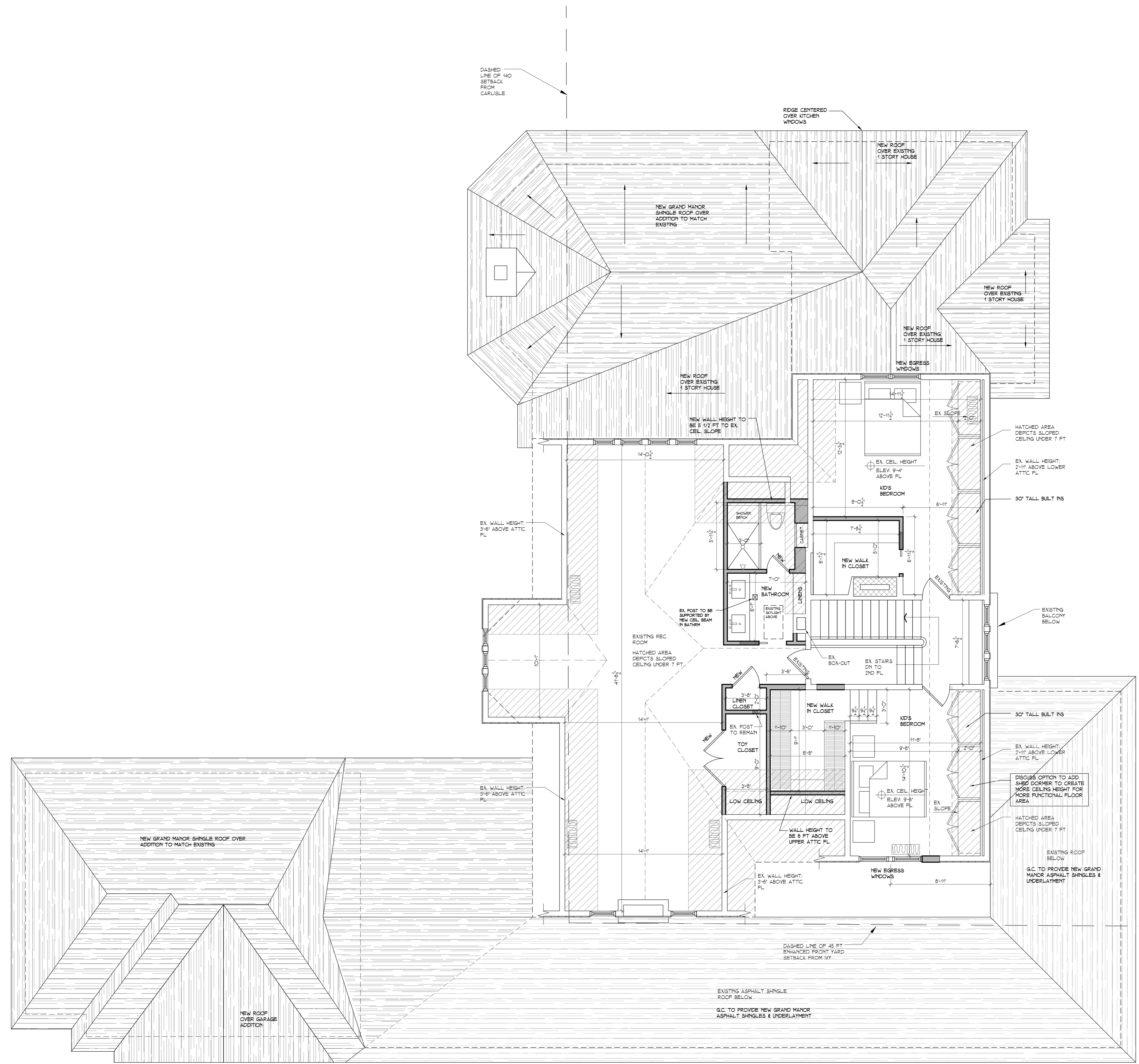
27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

SET ISSUES & DATES:
DATE: 10-30-24 FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24 FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-8-24 FOR HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-2-24
DATE: 12-23-24 FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY FACLA PEREZ
DATE: 12-24-24 FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 3-21-25 FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA. PLAN REVIEW.
DATE: 5-14-25 FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, R.A.
NJ ARCHITECT: #161995

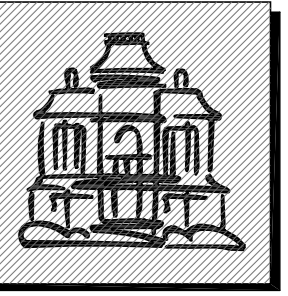
DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	5-14-25
SCALE:	A-03
SEE DRAWING TITLE	



WALL LEGEND

	PROPOSED STUD WALL
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN
	PROPOSED CONC. WALL

1 PROPOSED ATTIC FL PLAN
A-03 SCALE: 1/4" = 1'-0"



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

SET ISSUES & DATES:
DATE: 10-30-24
FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24
FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION
DATE: 12-9-24
FOR HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-9-24
DATE: 12-23-24
FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
DATE: 12-24-24
FOR Z.B.A. SUBMISSION (IF FOR COMPLETENESS REVIEW BY HGA)
DATE: 1-11-25
FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA. PLAN REVIEW
DATE: 5-14-25
FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST Z.B.A. MEETING ON 4-9-25



1 FRONT ELEVATION (IVY PLACE)
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL NOTES

PAINT COLORS:
ALL EXTERIOR TRIM AND SIDING COLORS TO MATCH EXISTING HOUSE. SEE COLORS BELOW.
EXTERIOR PAINT COLORS: BENJAMIN MOORE 'AURA' PAINTS. BODY OF HOUSE: MONTGOMERY WHITE HC-33
TRIM: PHILIPSBURG BLUE HC-159
ALEXANDRIA BEIGE HC-77
LANCASTER WHITWASH HC-174

ROOF SHINGLES:
GRAND MANOR ASPHALT SHINGLE AT THE REAR ADDITION AND AT THE GARAGE TO MATCH EXISTING PORCH SHINGLES.

CHINESE BROWNSTONE:
CHINESE BROWNSTONE BY NEW JERSEY GRAVEL AND SAND COMPANY WITH APPLIED HAMMER FINISH TO THE SURFACE TO MATCH EXISTING COLOR. DIMENSIONS & THICKNESS OF STONE TO MATCH EXISTING HOUSE AS CLOSELY AS POSSIBLE.

YELLOW BRICK:
YELLOW BRICK TO BE SOURCED BY GLEN GERY PITTSBURGH PLANT OR BELDEN SUGAR CREEK PLANT. COLOR & DIMENSIONS TO MATCH EX. YELLOW BRICK AS CLOSELY AS POSSIBLE.

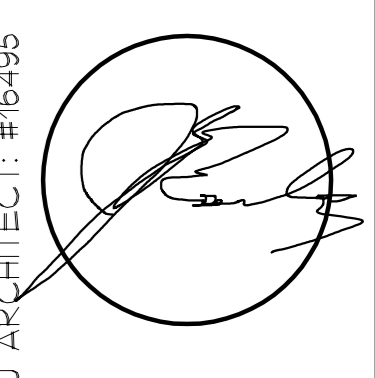
WINDOWS:
NEW WINDOWS TO BE BY MARVIN. COLOR & STYLE TO MATCH EX. HOUSE



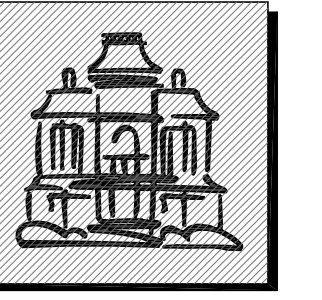
2 FRONT ELEVATION (CARLISLE PLACE)
SCALE: 1/4" = 1'-0"

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995



DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	5-14-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-04
JR	



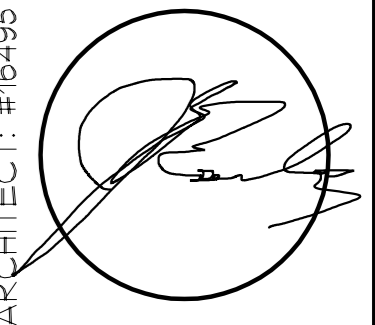
Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

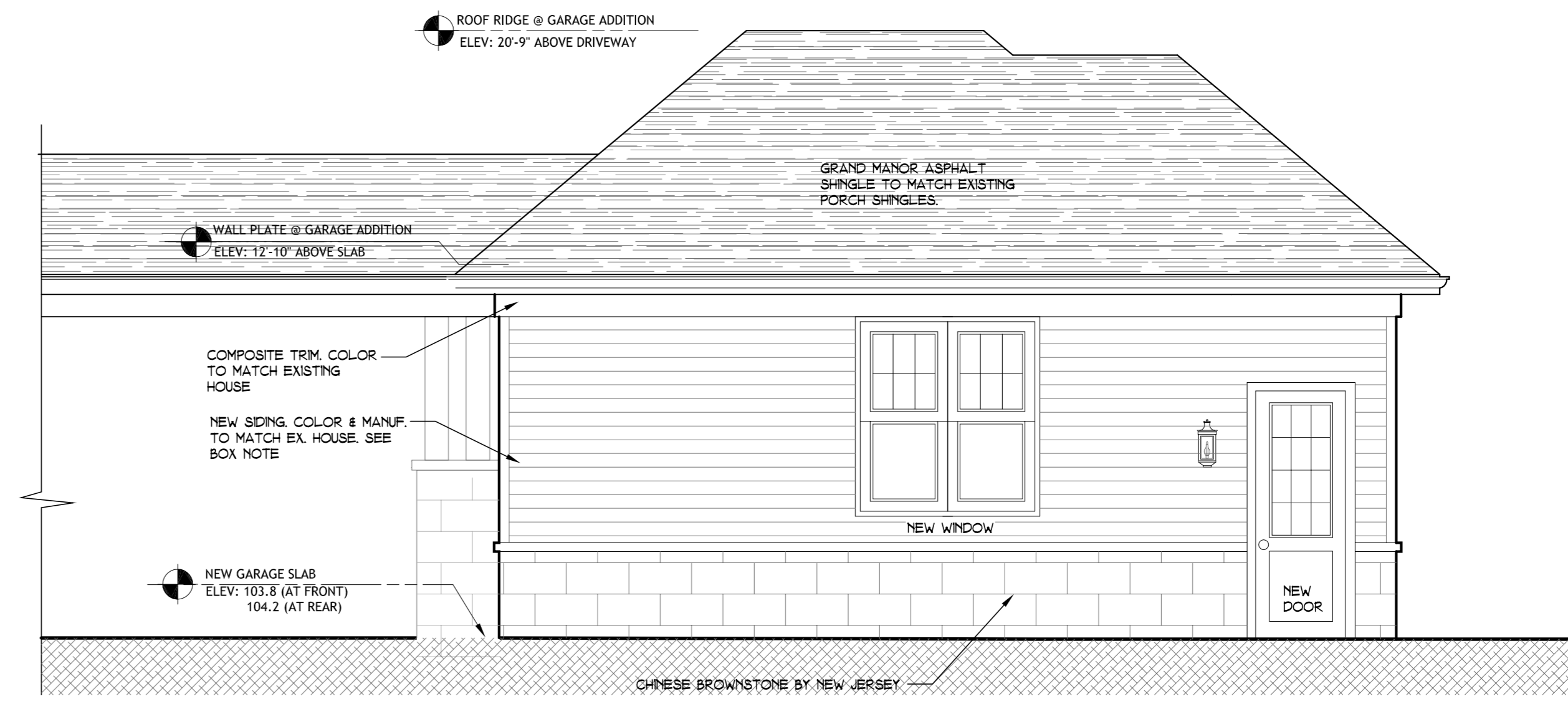
SET ISSUES & DATES:
DATE: 10-30-24
ISSUE: FOR HISTORIC BOARD SUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-2-24
ISSUE: FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION
DATE: 12-9-24
ISSUE: HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-9-24
DATE: 12-23-24
ISSUE: FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY TACLA PEREZ
DATE: 12-24-24
ISSUE: FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY IGA)
DATE: 5-11-25
ISSUE: FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW
DATE: 5-14-25
ISSUE: FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT #161995



DRAWING TITLE:	ORIGINAL DATE
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE
JR	5-14-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-05
JR	

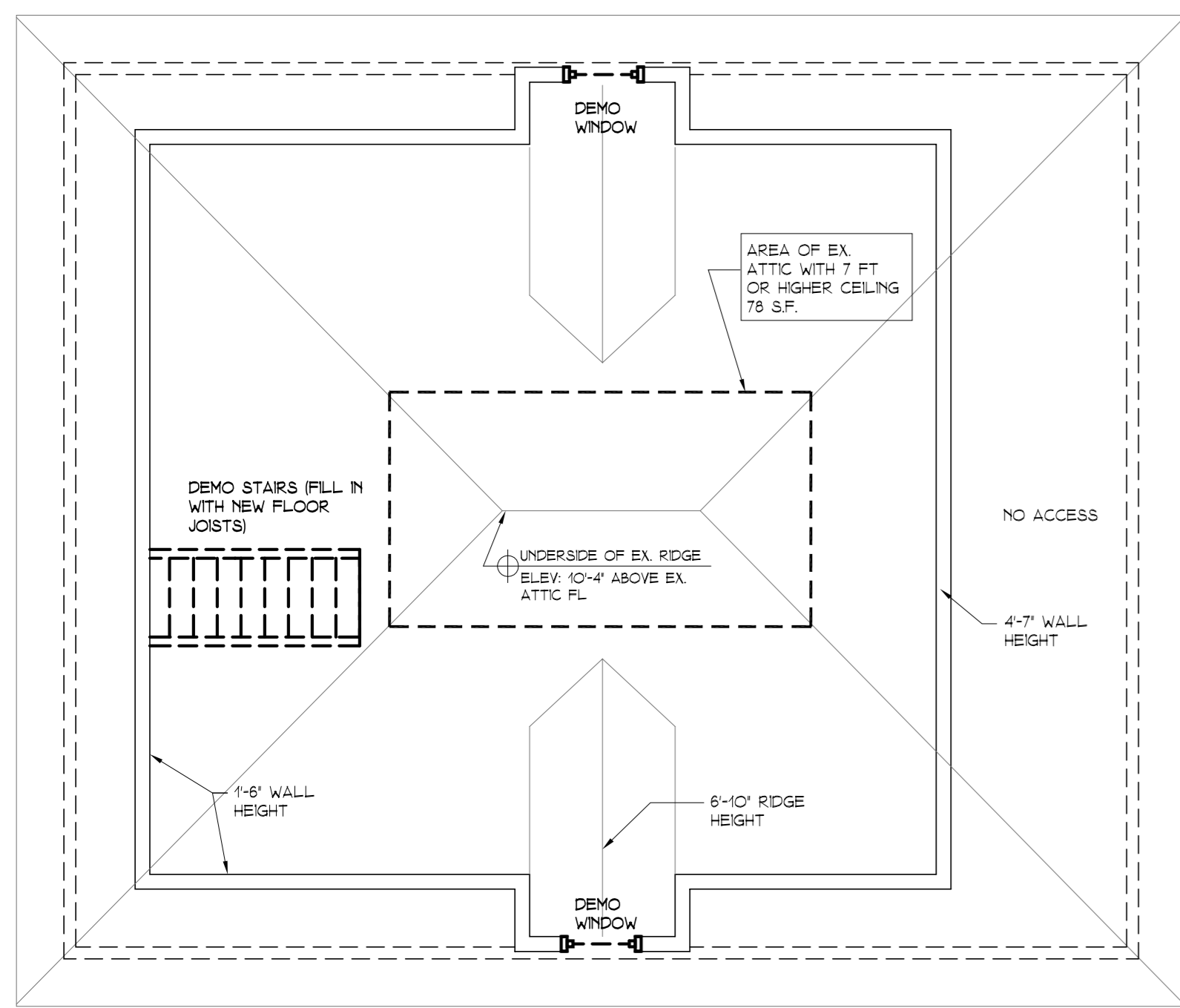


1 PROPOSED REAR ELEVATION (OPPOSITE IVY)
A-05 SCALE: 1/4" = 1'-0"

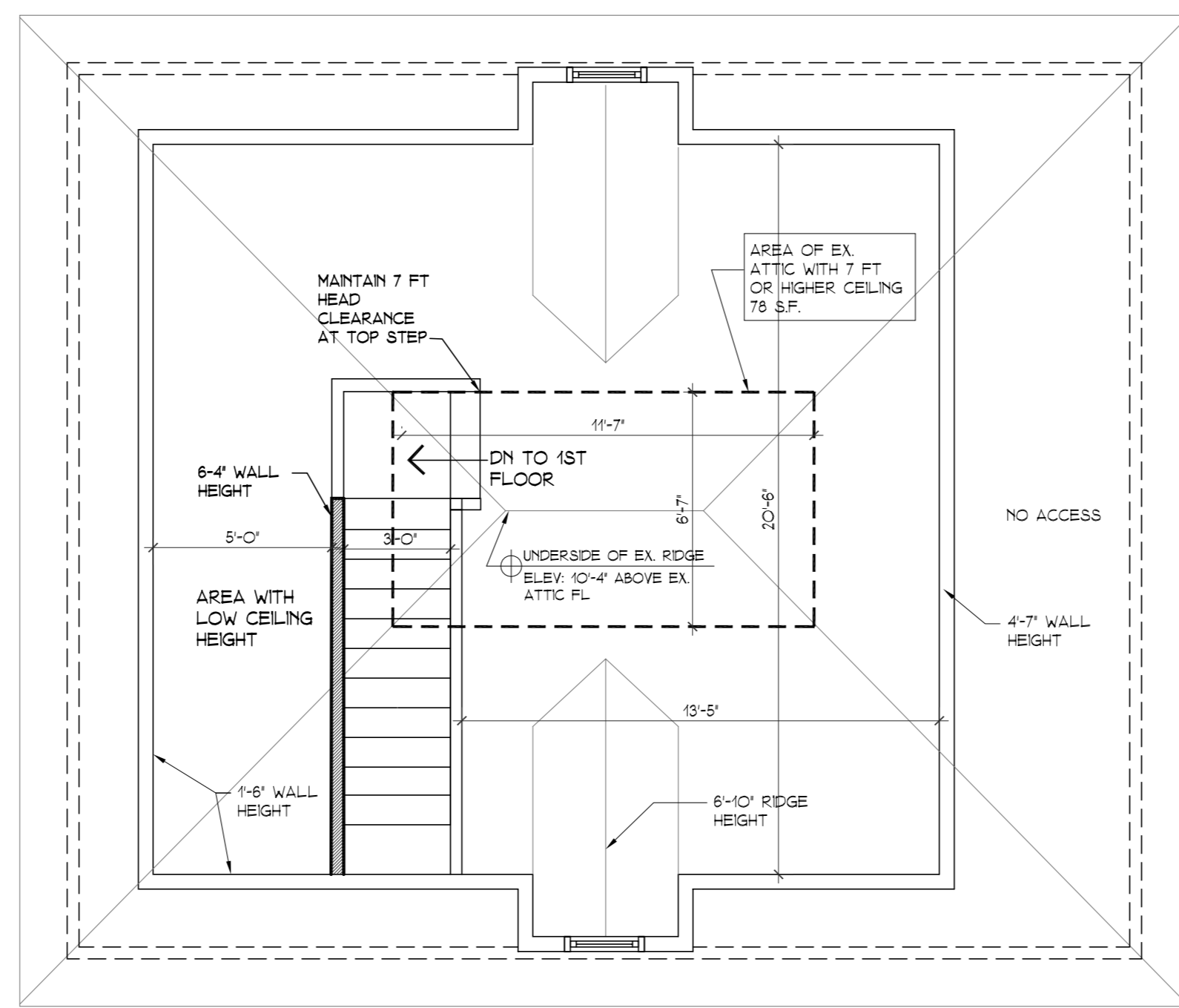
2 REAR GARAGE ELEVATION
A-05 SCALE: 1/4" = 1'-0"



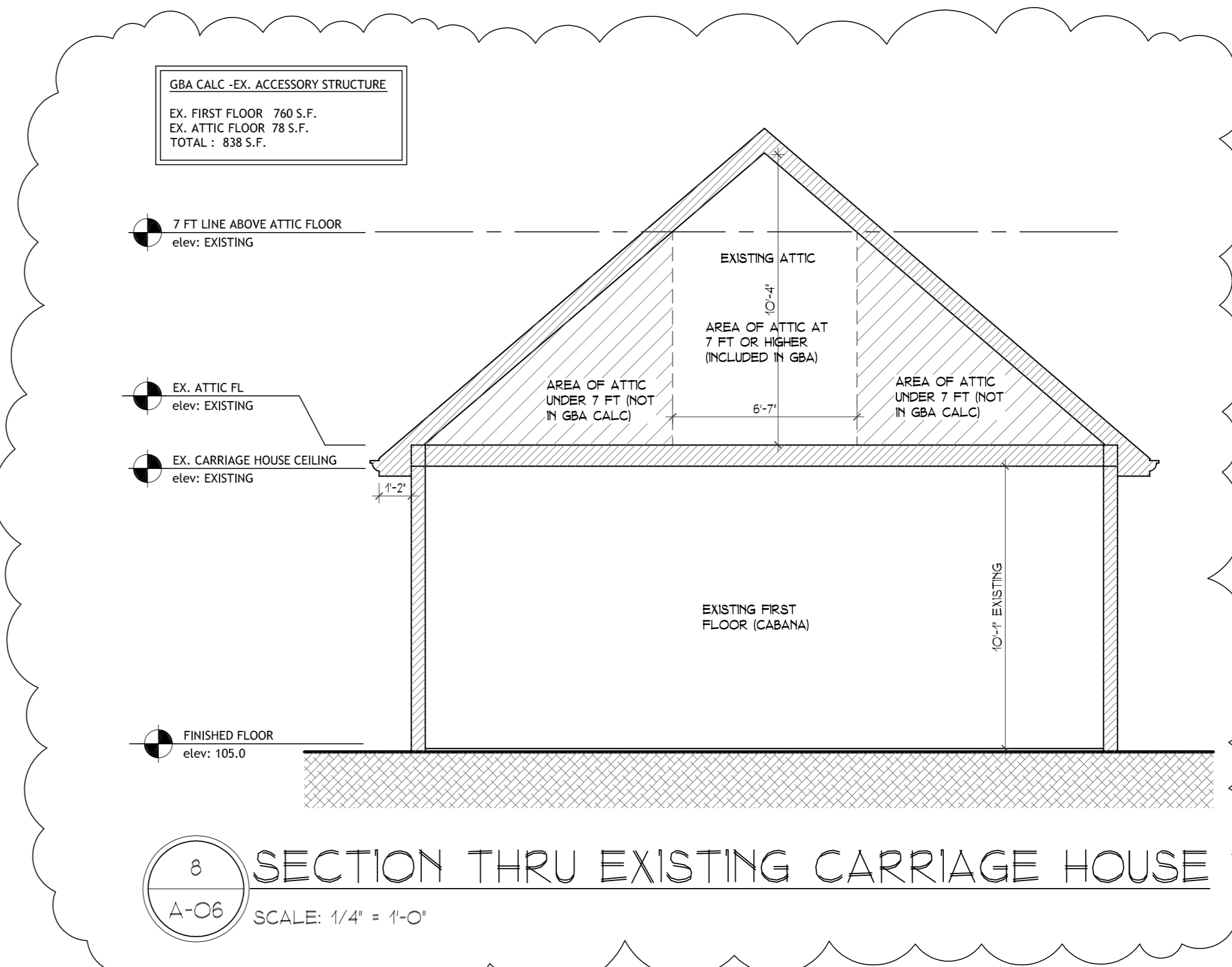
2 PROPOSED ELEVATION (OPPOSITE CARLISLE)
A-05 SCALE: 1/4" = 1'-0"



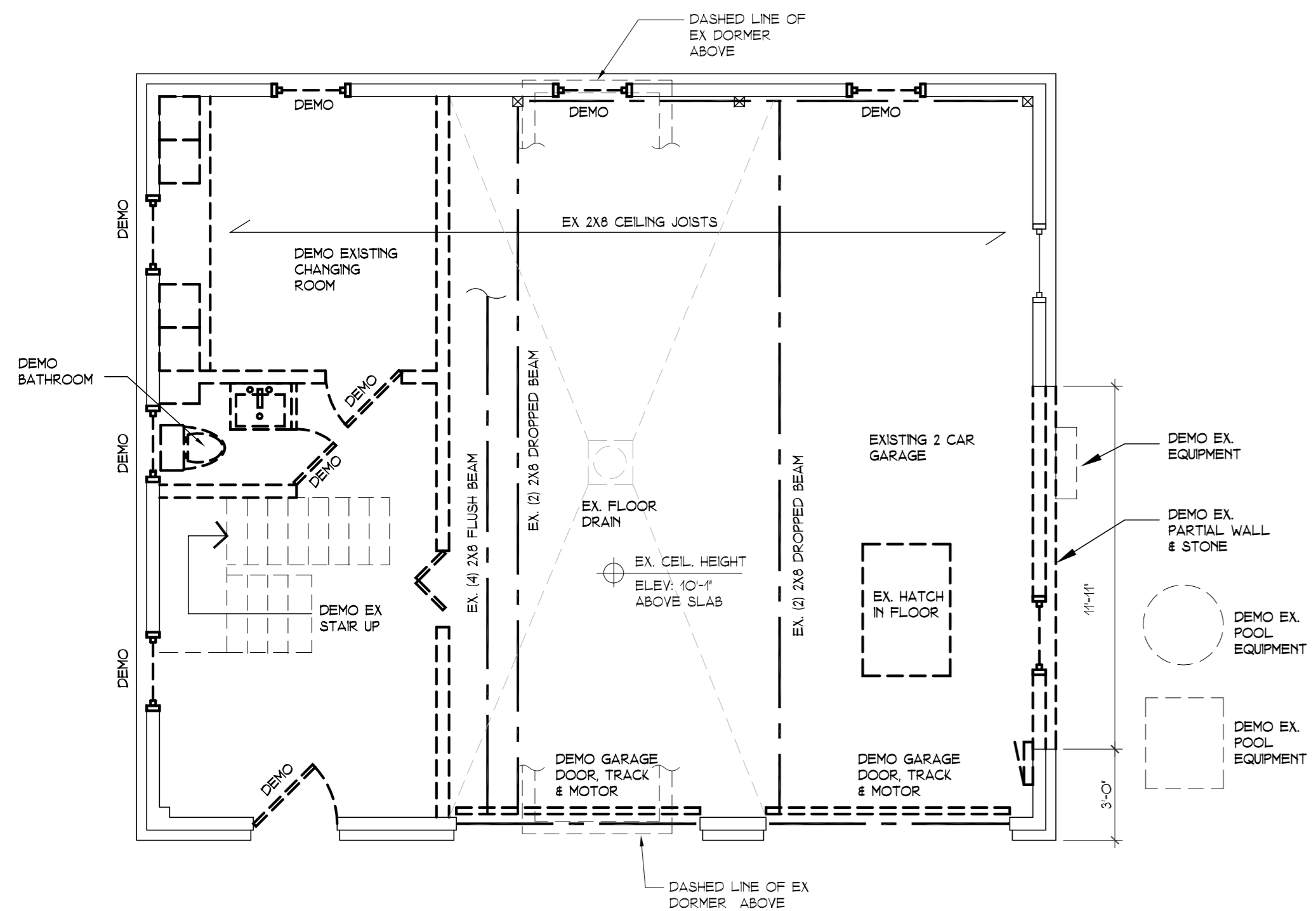
1 CARRIAGE HOUSE DEMOLITION ATTIC PLAN
A-06 SCALE: 1/4" = 1'-0"



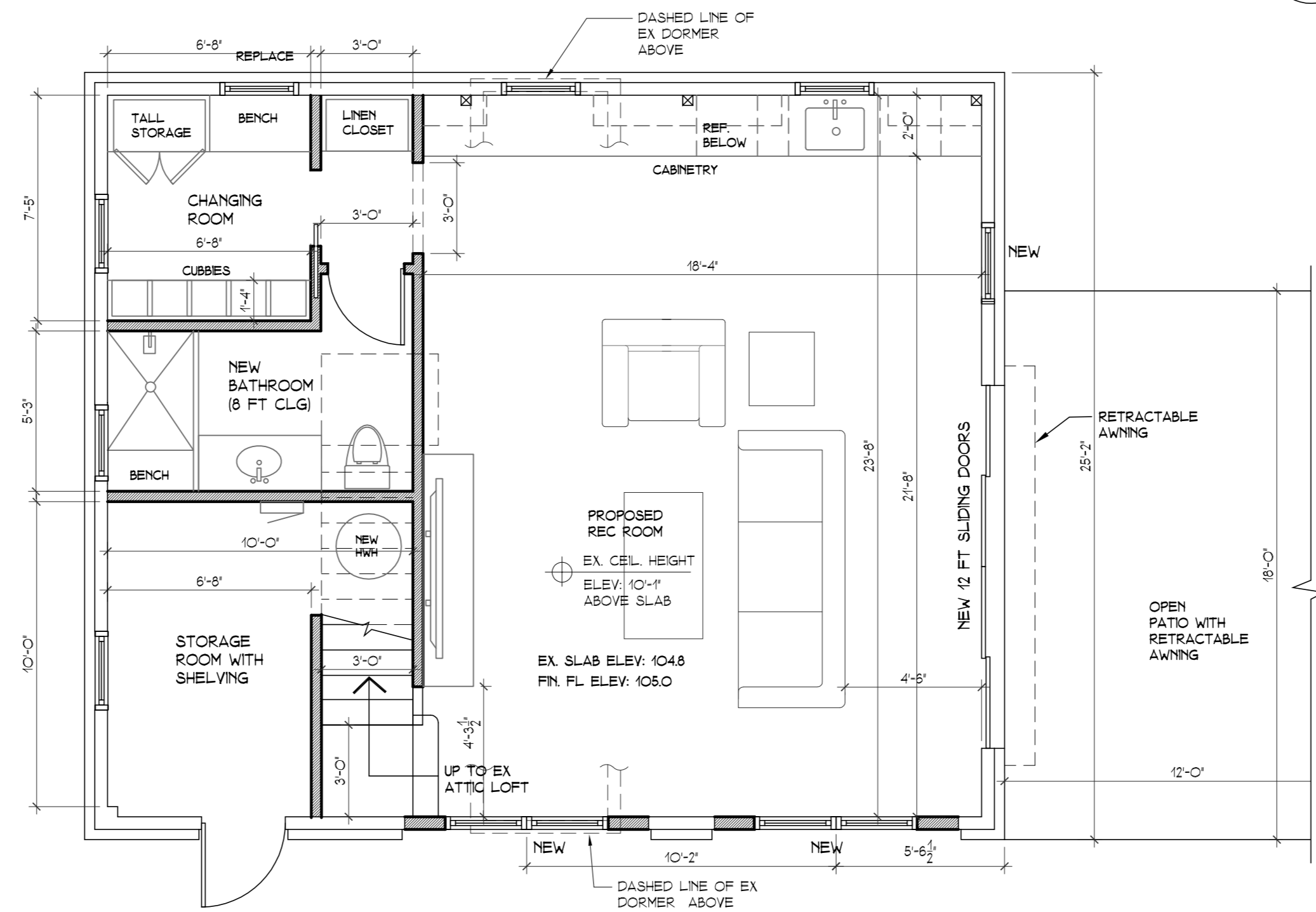
3 CARRIAGE HOUSE ATTIC PLAN
A-06 SCALE: 1/4" = 1'-0"



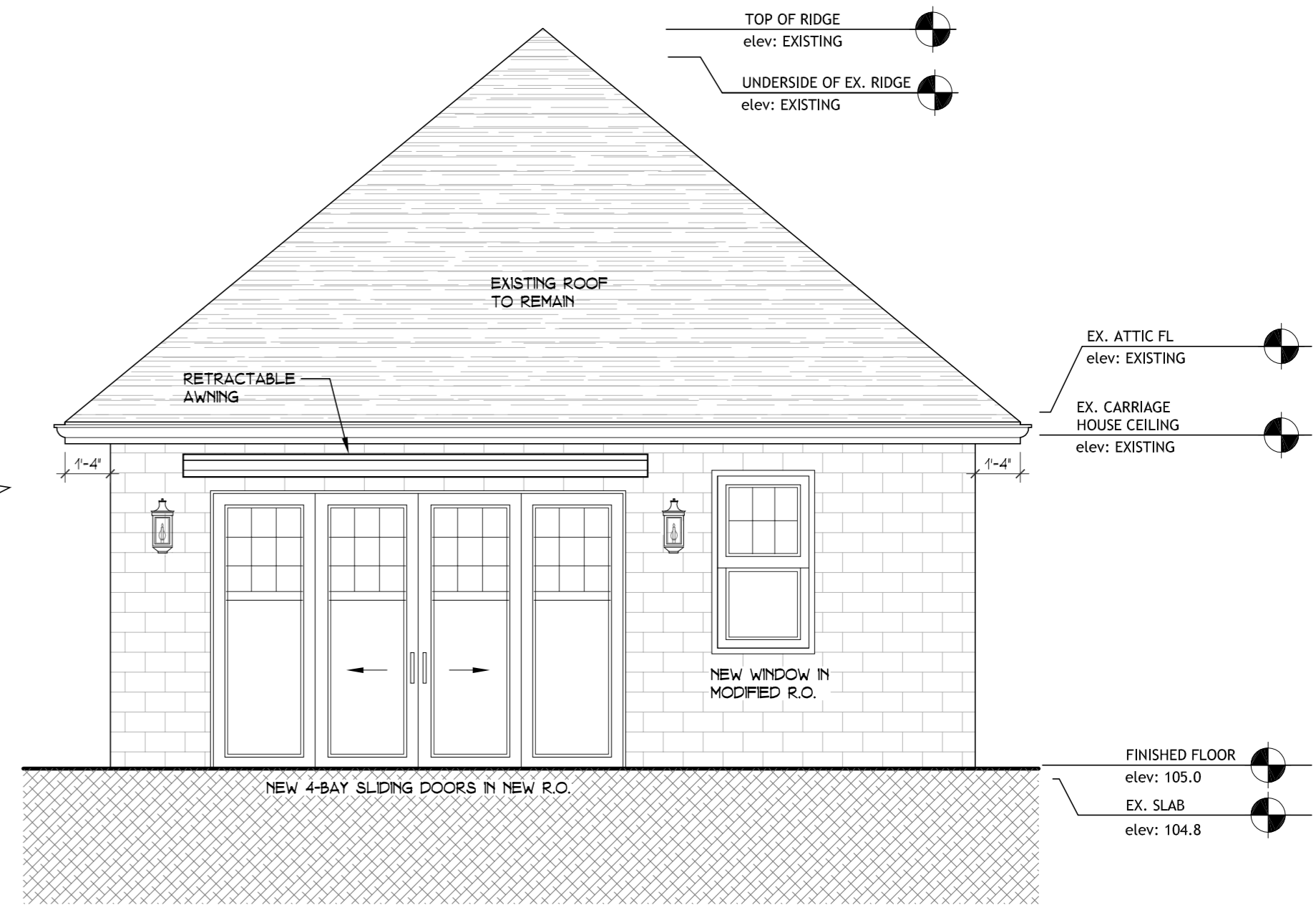
8 SECTION THRU EXISTING CARRIAGE HOUSE
A-06 SCALE: 1/4" = 1'-0"



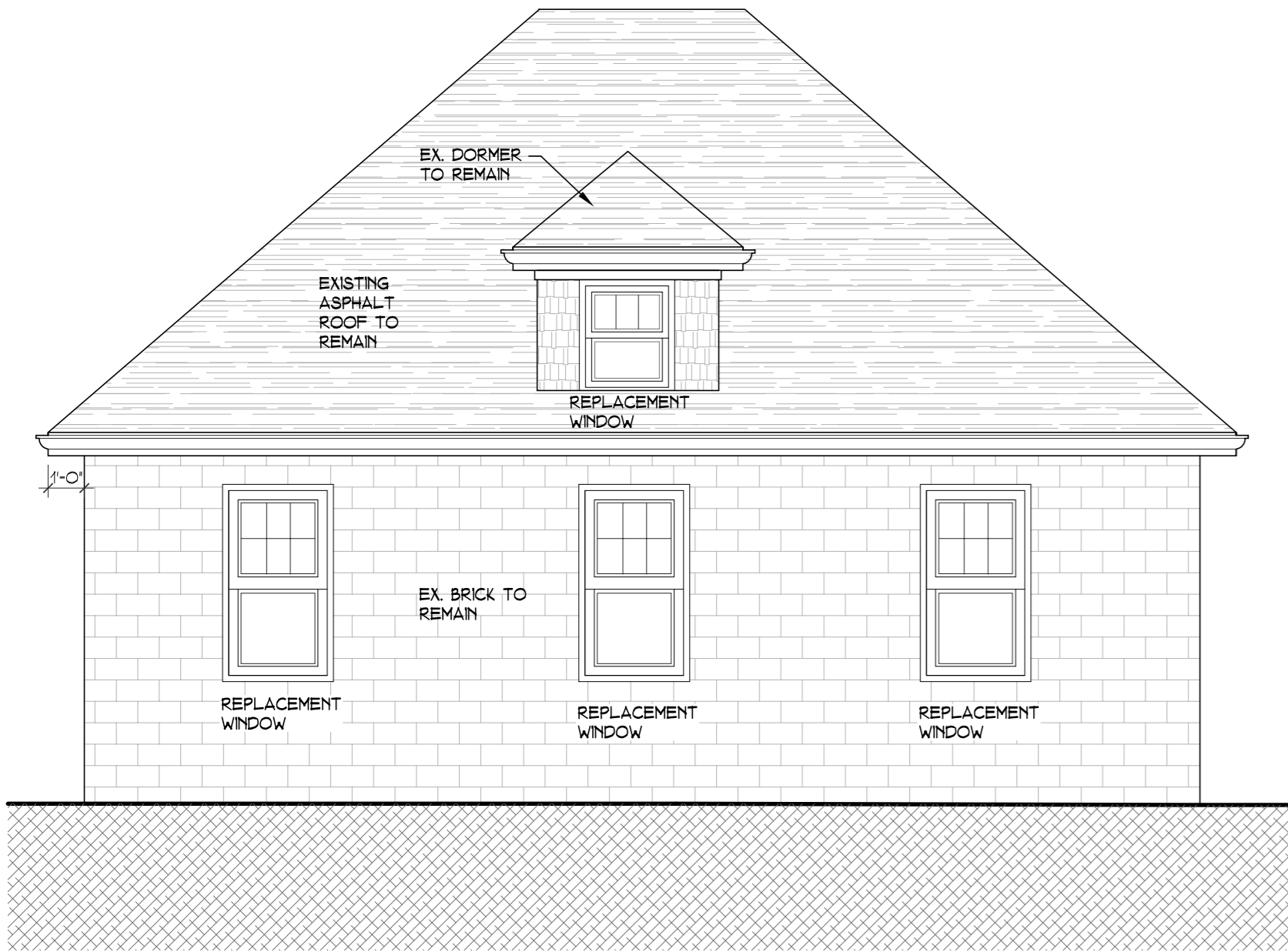
2 CARRIAGE HOUSE DEMOLITION PLAN
A-06 SCALE: 1/4" = 1'-0"



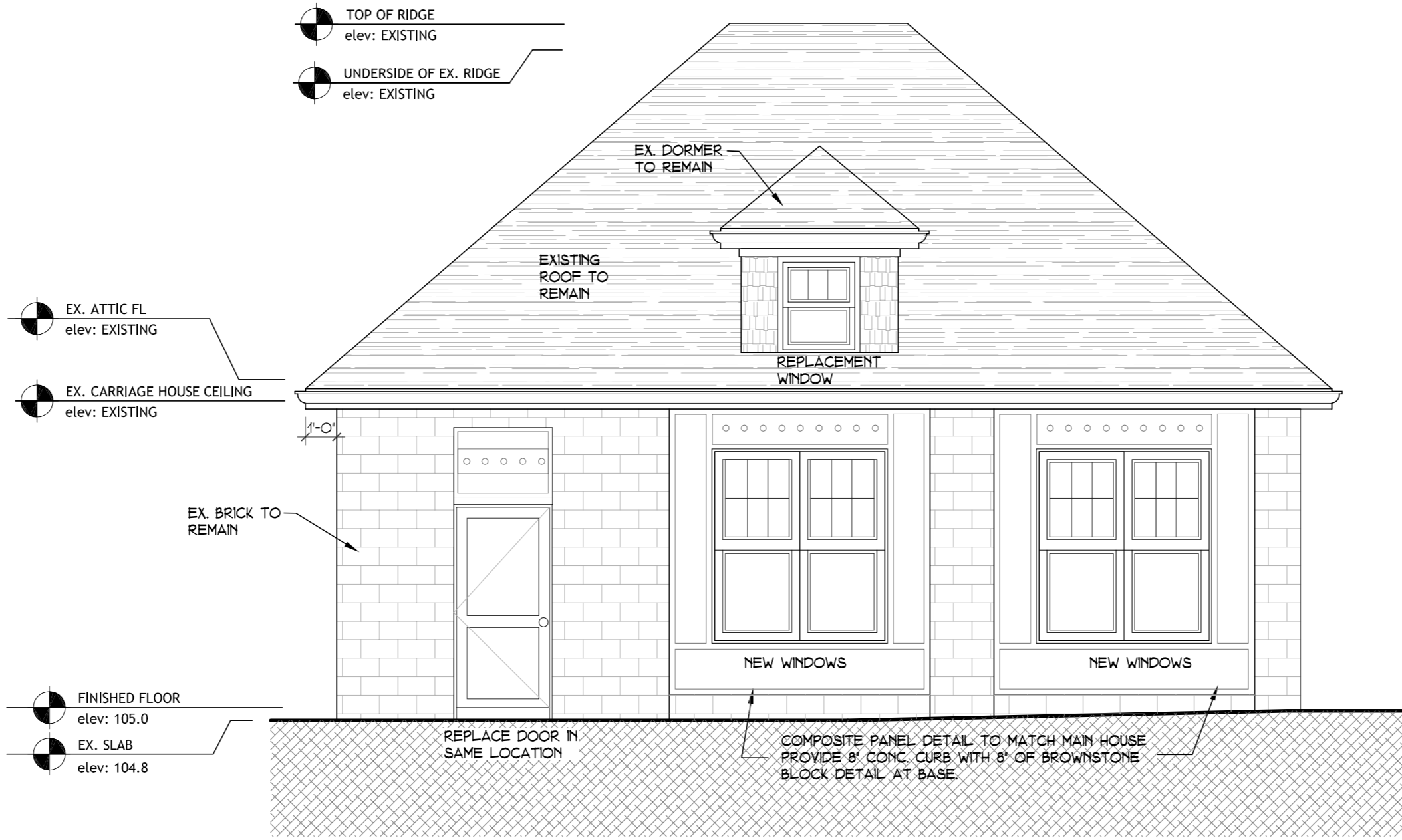
4 CARRIAGE HOUSE PLAN
A-06 SCALE: 1/4" = 1'-0"



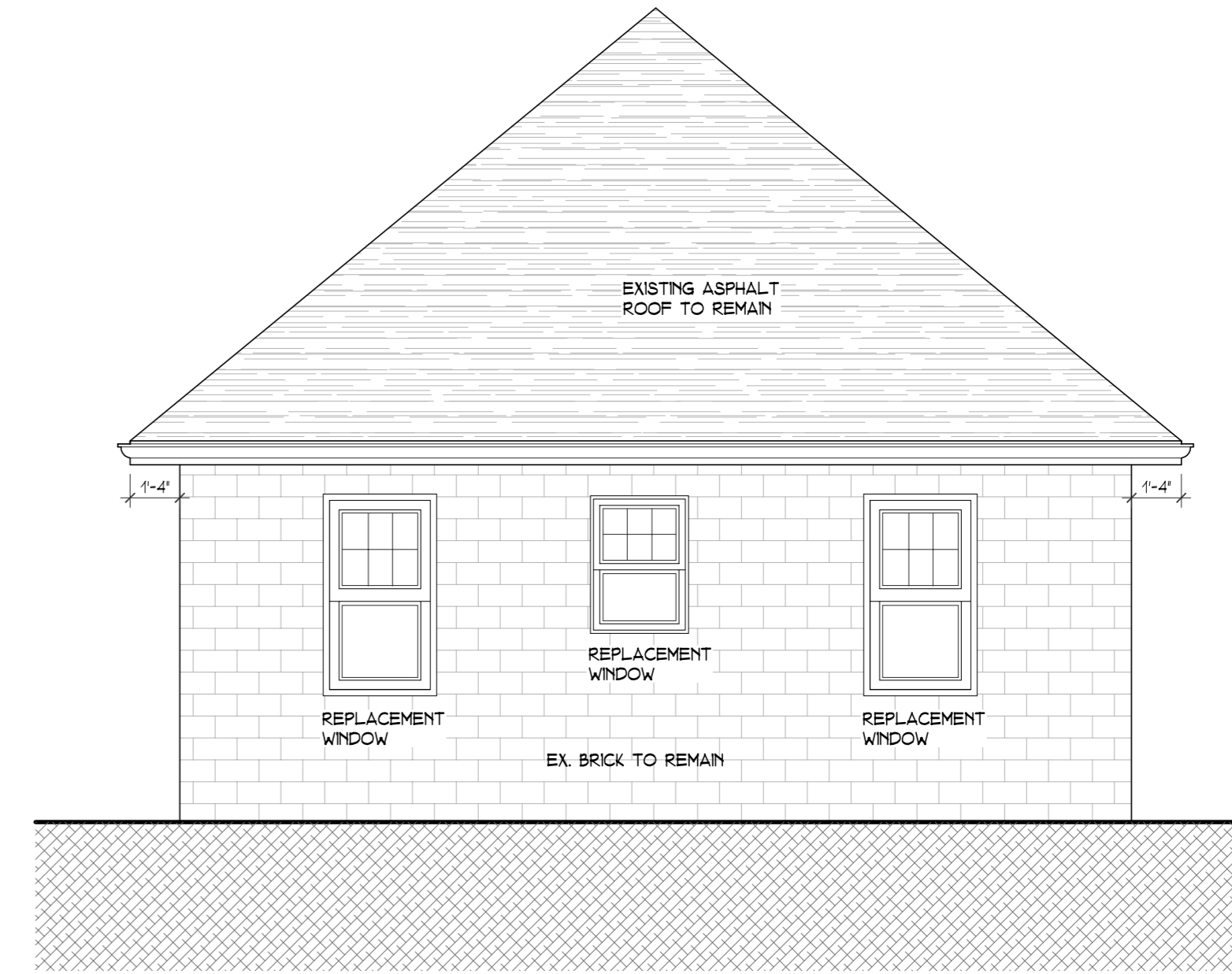
8 CARRIAGE HOUSE FACING POOL
A-06 SCALE: 1/4" = 1'-0"



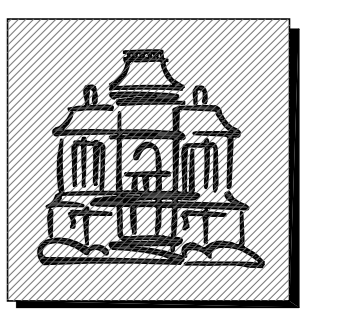
5 CARRIAGE HOUSE REAR ELEVATION
A-06 SCALE: 1/4" = 1'-0"



6 CARRIAGE HOUSE FACING IVY
A-06 SCALE: 1/4" = 1'-0"



7 CARRIAGE HOUSE SIDE ELEVATION
A-06 SCALE: 1/4" = 1'-0"



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

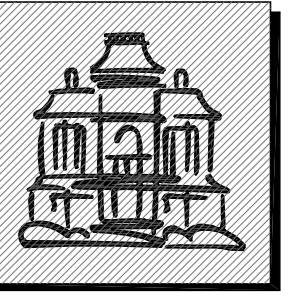
SET ISSUES & DATES:

DATE	ISSUE	FOR HISTORIC BOARD SUBMISSION	FOR HISTORIC BOARD SUBMISSION AND FOR ZONING REVIEW SUBMISSION	FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION	HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-24-24	FORMAL LETTER OF DENIAL RECEIVED ON 12-29-24 BY FACLA PEREZ	FOR ZBA SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)	FOR ZBA RESUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW	FOR ZBA RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25
10-30-24	1								
12-24-24	2								
12-28-24	3								
12-23-24	4								
12-24-24	5								
1-11-25	6								
5-14-25	7								

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995

DRAWING TITLE	ORIGINAL DATE
	10-30-24
	5-14-25
SCALE: SEE DRAWING TITLE	
DRAWN BY: JR	A-06



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

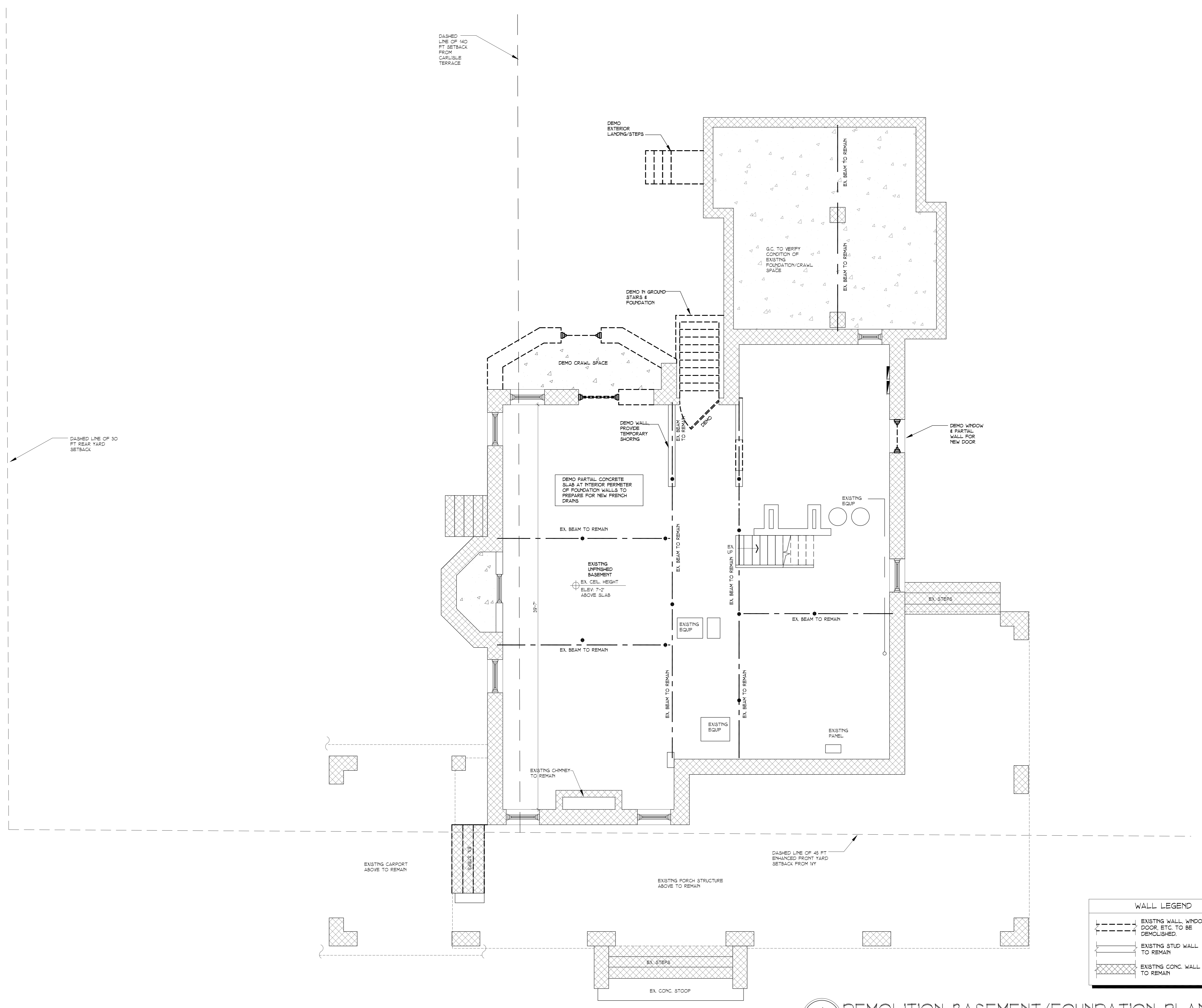
SET ISSUES & DATES:
DATE: 10-30-24
ISSUE: FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24
ISSUE: FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-5-24
ISSUE: HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-5-24
DATE: 12-23-24
ISSUE: FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
DATE: 12-24-24
ISSUE: FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 1-21-25
ISSUE: FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW
DATE: 5-14-25
ISSUE: FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995



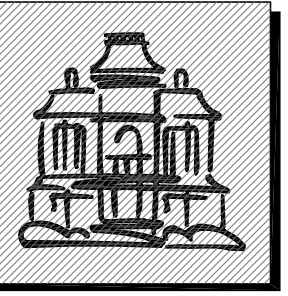
DRAWING TITLE:	ORIGINAL DATE
	10-30-24
SCALE:	REV DATE
SEE DRAWING TITLE	5-14-25
DRAWN BY:	D-00
JR	



WALL LEGEND

	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN

1 DEMOLITION BASEMENT/FOUNDATION PLAN
D-00 SCALE: 1/4" = 1'-0"



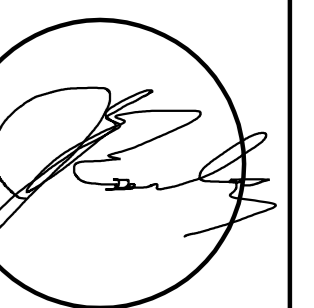
Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

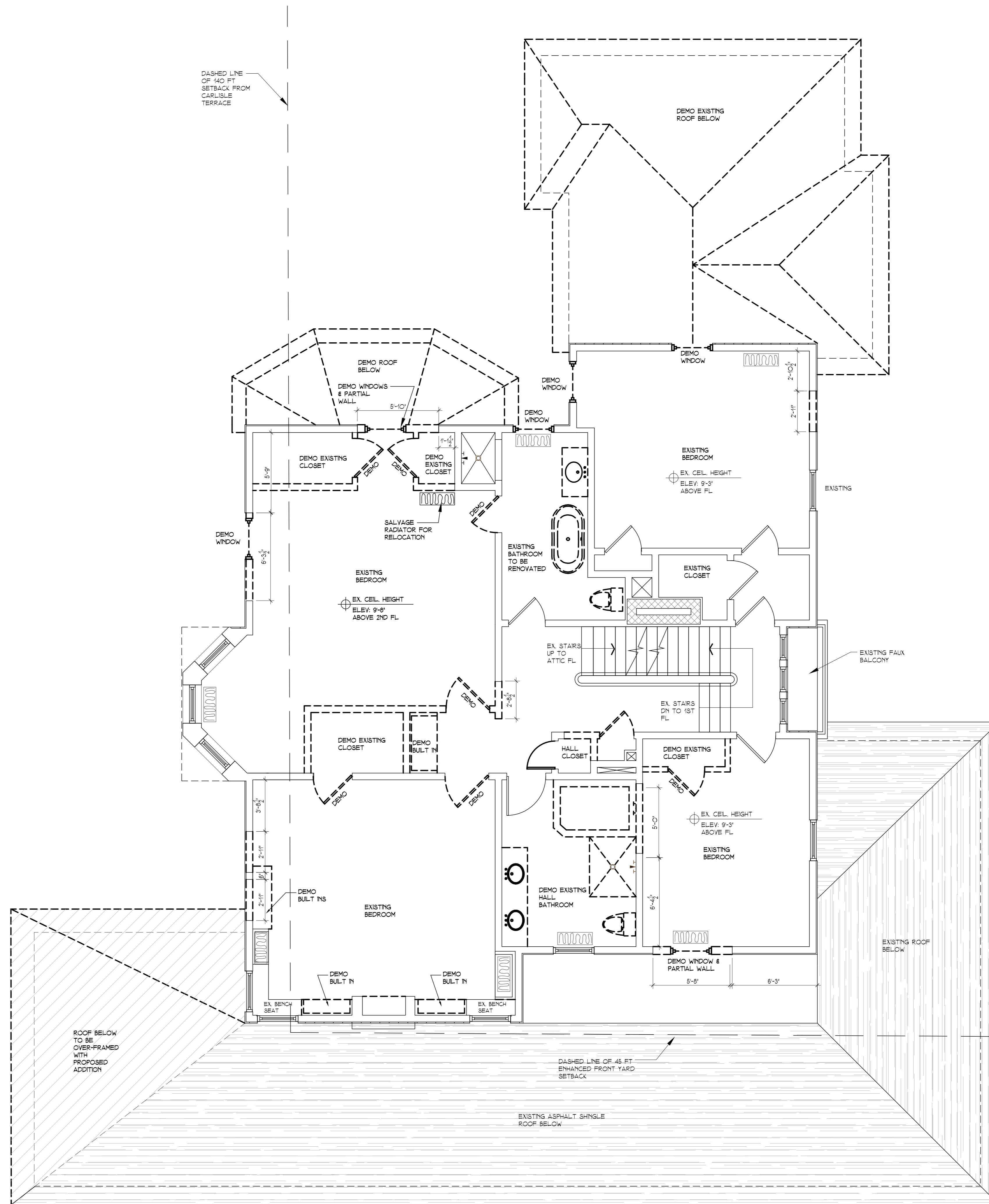
SET ISSUES & DATES:
DATE: 10-30-24
ISSUE: FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24
ISSUE: FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION AND FOR ZONING REVIEW SUBMISSION
DATE: 12-8-24
ISSUE: HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-8-24
DATE: 12-23-24
ISSUE: FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY FACLA PEREZ
DATE: 12-24-24
ISSUE: FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 1-11-25
ISSUE: FOR Z.B.A. SUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW
DATE: 5-14-25
ISSUE: FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995



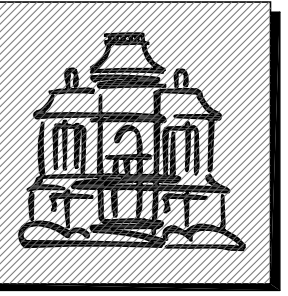
DRAWING TITLE:	ORIGINAL DATE
SEE DRAWING TITLE	10-30-24
SCALE:	REV DATE
SEE DRAWING TITLE	5-14-25
DRAWN BY:	
JR	D-02



WALL LEGEND

	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN

1 DEMOLITION 2ND FL PLAN
D-02 SCALE: 1/4" = 1'-0"



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

27 N. Broad Street
Second Floor
(201)669-8614
JRArchitect@gmail.com

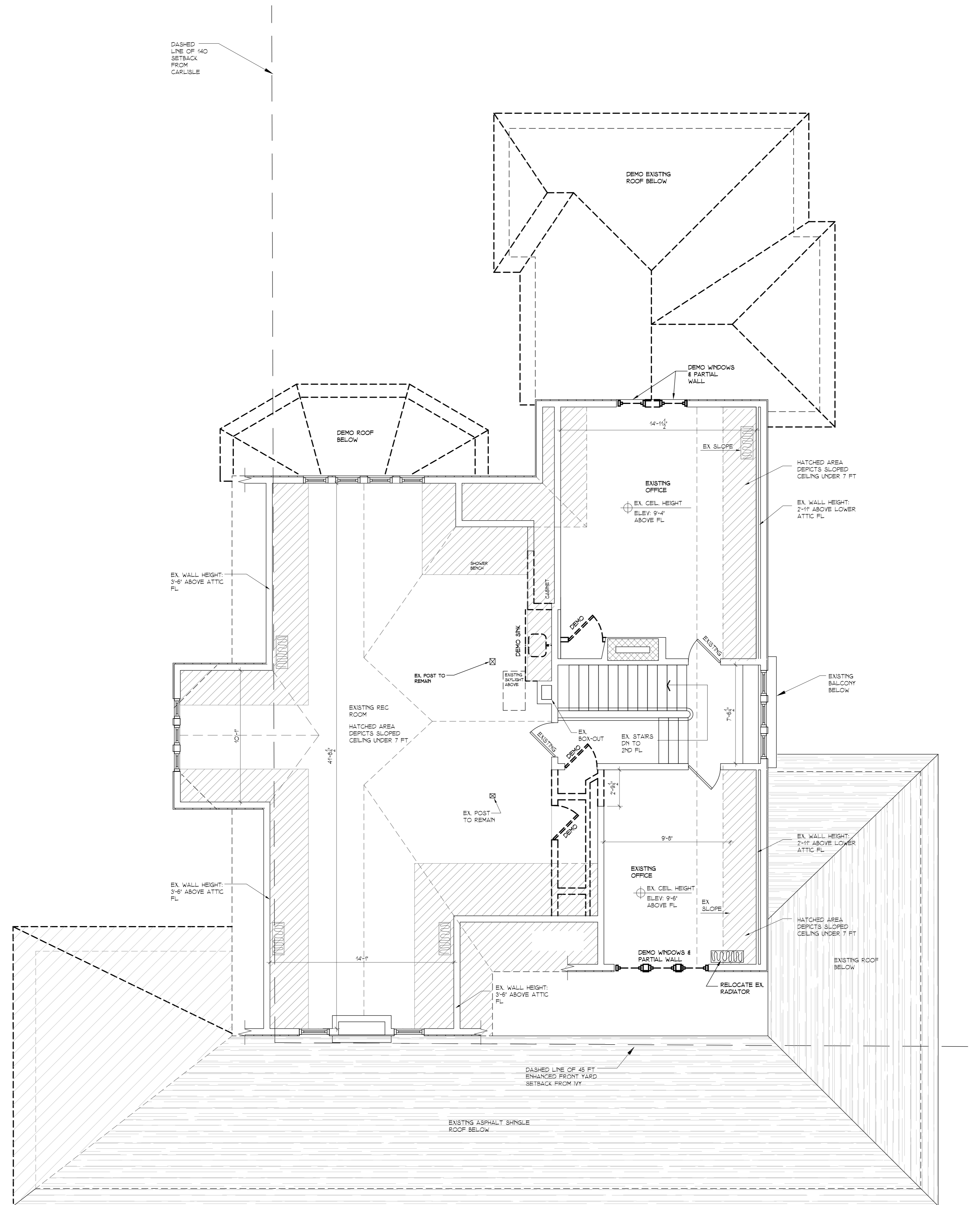
SET ISSUES & DATES:
DATE: 10-30-24 FOR HISTORIC BOARD SUBMISSION
DATE: 12-2-24 FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION
DATE: 12-8-24 FOR HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-2-24
DATE: 12-23-24 FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
DATE: 12-24-24 FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY HGA)
DATE: 1-21-25 FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER HGA PLAN REVIEW
DATE: 5-14-25 FOR Z.B.A. RESUBMISSION WITH ADJUSTMENTS AS PER BOARD COMMENTARY FROM FIRST ZBA MEETING ON 4-9-25

LEUNG RESIDENCE
ADDITION / RENOVATION TO
SINGLE FAMILY RESIDENCE
256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #161995



DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	5-14-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	D-03
JR	



1 DEMOLITION ATTIC FL PLAN
D-03 SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN